



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

5024 21 Street SW
Calgary, Alberta

MLS # A2318413



\$1,850,000

Division:	Altadore		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,953 sq.ft.	Age:	2014 (12 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Triple Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Backs on to Park/Green Space, Environmental Reserve, Landscaping		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bookcases, High Ceilings, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Steam Room, Vaulted Ceiling(s)		
Inclusions:	N/A		

Absolutely stunning home in a great Atadore location in a prime public and private school district. This home has four large bedrooms on the second floor with a full bathroom and a large master ensuite with his and her closets, heated floors and a steam shower. Main floor features stunning oak hardwood flooring with a separate dining and living room area. Large open kitchen with stainless steel appliance package and gas top stove, two ovens and two refrigerators. Spacious living room featuring a fireplace and views to green space area, walking out to an expansive patio. Lower level walk-out basement with 9 Foot ceilings, rec room, wet bar, large bedroom, full bath and cold storage room. This home has A/C, in-floor heating, a large capacity water tank, high efficiency furnace, soft water and a security system. This home has 9-foot ceilings on all three levels! Well-appointed backyard accessible from the lower level with a triple detached garage that is drywalled and insulated with EV charging. This home is a must-see! Seller is a licensed Realtor in Alberta.