



GRASSROOTS
REALTY GROUP

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446 18 Avenue NE
Calgary, Alberta

MLS # A2323990



\$799,900

Division:	Winston Heights/Mountview		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,931 sq.ft.	Age:	2004 (22 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bookcases, Breakfast Bar, Chandelier, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		
Inclusions:	See Remarks		

A VERY SPECIAL LOCATION!! Situated on a quiet street with downtown skyline views & facing a large, beautifully treed park with a playground area set up for children. Convenient access to Deerfoot Trail, downtown, transit, shopping & schools. Luxuriously appointed finishes inside this fully developed, two storey with over 2839 sq. ft. of professionally developed living space. Spacious foyer with double closet, combination great room/dining room, with 9' ceilings & rich solid wood floors. Very open kitchen with extended height cabinetry, a huge island with breakfast bar & a pantry. Cozy family room with gas fireplace, a full wall of built-ins & French door access to a back deck. There is a powder room tucked away 2 steps down from the main floor. Upstairs features 3 large bedrooms including a king size master with walk-in closet & a luxurious 5pc ensuite. There is a 4pc bath conveniently located next to the spacious laundry room on the 2nd floor. The lower level is fully finished & includes a cozy rec room with a built-in bar area, a huge office space & a full bath. The yard is a good size & includes a double detached garage & deck with gas hookup for a BBQ.