



GRASSROOTS
REALTY GROUP

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16 Calandar Road NW
Calgary, Alberta

MLS # A2324060



\$1,420,000

Division:	Collingwood		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,657 sq.ft.	Age:	2023 (3 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	220 Volt Wiring, Alley Access, Double Garage Detached, Garage Door Opener		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn		

Heating:	Baseboard, In Floor, Electric, Fireplace(s), Forced Air, Heat Pump, Humidity Control, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Recessed Lighting, See Remarks, Smart Home, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound		
Inclusions:	All TV brackets are staying		

Crafted with an uncompromising commitment to quality, this custom-built four-level split offers a rare combination of timeless design, thoughtful functionality and state-of-the-art technology in the heart of desirable Collingwood. Situated on a beautifully landscaped 60' x 100' lot, this impressive home offers over 2,900 sq. ft. of finished living space with five bedrooms, three full bathrooms, a powder room and a layout designed to provide both privacy and flexibility for today's family. The main level is filled with natural light and showcases soaring vaulted ceilings with exposed architectural beams, wide-plank hardwood flooring and an open-concept design that flows effortlessly from one space to the next. At the centre of the home, the beautifully appointed kitchen features a dramatic waterfall quartz island, premium built-in appliances, a Sub-Zero wine refrigerator, gas range, extensive custom cabinetry and abundant storage, making it as functional as it is beautiful. Step outside to a private backyard retreat where the spacious deck, hot tub, stone patio and professionally landscaped grounds create an ideal setting for entertaining or simply enjoying a quiet evening at home. The upper level features two spacious bedroom suites, including the primary retreat with a beautifully appointed five-piece ensuite and custom walk-in closet. A second bedroom also enjoys the convenience of its own private four-piece ensuite. The third level offers two additional bedrooms, another full bathroom, a generous laundry room and a convenient powder room, providing exceptional separation of space for family and guests. The fully developed lower level expands the living space with a large recreation room, custom wet bar, fifth bedroom and excellent storage. Equally impressive is the finished detached garage, complete with its own Mitsubishi Hyper-Heat heating and cooling system,

epoxy-coated floor and endless possibilities as a workshop, fitness studio, hobby space or premium vehicle storage. Behind the beautiful finishes is an equally impressive investment in comfort and infrastructure, including whole-home air conditioning, heated tile floors, steam humidification, premium water filtration, integrated smart-home automation, 200-amp electrical service, EV charging provisions and underground fibre-optic internet. Located just minutes from downtown, the University of Calgary, Foothills Hospital, SAIT, Market Mall, Confederation Park and Nose Hill Park, this is a home where exceptional craftsmanship and modern convenience come together in one of Calgary's most established inner-city communities.