



GRASSROOTS
REALTY GROUP

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1329 Regal Crescent NE
Calgary, Alberta

MLS # A2325410



\$929,900

Division:	Renfrew		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,807 sq.ft.	Age:	2020 (6 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Private, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home		

Inclusions: TV Wall Mount

Designed with both style and functionality in mind, this beautifully appointed home offers an exceptional blend of upscale finishes and thoughtful design. The open concept main floor is enhanced by impressive 10' ceilings and luxury vinyl plank flooring, creating a bright and welcoming living space. At the heart of the home is the stunning kitchen, featuring quartz countertops, a large breakfast bar, stainless steel appliances, and an abundance of striking Hale Navy cabinetry. The spacious front dining room is flooded with natural light, and the elegant living room showcases a sleek electric fireplace, custom built-ins, and sliding patio doors opening onto the sunny south facing deck. A well-designed rear mudroom with built-in lockers provides everyday convenience and direct access to the backyard and stylish 2-piece powder room. Wood and iron railings lead to a generous upper level with 9' ceilings throughout. The spacious primary retreat offers a walk-in closet and a spa inspired 5-piece ensuite featuring dual quartz vanities, a freestanding soaker tub, custom tiled shower with rain shower head, and private water closet. Completing the upper level are two generous secondary bedrooms, a beautifully finished main bathroom, and thoughtfully designed upper laundry room including quartz counters, a sink, and plenty of space for folding and drying clothes. The professionally finished basement extends the living space with a large family room, an impressive wet bar with beverage fridge, a spacious bedroom with walk in closet, and full bathroom with quartz counters. Outside, enjoy the sunny south facing backyard with a spacious deck and grassy area, while central air conditioning keeps the home comfortable throughout the summer. Completing the property is a drywalled 20' x 20' double detached garage with an 8' overhead door. Call your favorite Realtor to schedule

your private viewing!