



GRASSROOTS
REALTY GROUP

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116 Greenwich Heath NW
Calgary, Alberta

MLS # A2327526



\$1,499,900

Division:	Greenwood/Greenbriar		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,164 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Corner Lot, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Composite Siding, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Tankless Hot Water, Walk-In Closet(s)		
Inclusions:	N/A		

OPEN HOUSE Saturday & Sunday 12pm-5pmSet in Upper Greenwich, this brand-new Somerton by Crystal Creek Homes offers over 3,160 sq. ft., a triple attached garage and a little luxury in all the right places. The main floor opens into an impressive great room with soaring open-to-above ceilings, a gas fireplace and plenty of natural light. The spacious kitchen features a large island, extensive cabinetry and an upgraded butler's pantry with quartz counters and extra storage. The dining area opens to the rear deck, while a private den, large foyer and oversized mudroom complete the main level. Upstairs are three generous bedrooms and a bright bonus room overlooking the great room below. The primary suite features separate vanities, a freestanding tub, an oversized tiled shower with a built-in bench and direct access from the walk-in closet to the laundry room. Additional highlights include engineered hardwood, quartz surfaces, triple-glazed windows, two high-efficiency furnaces with Ecobee thermostats, tankless hot water with recirculation, a water softener, 200-amp service and a 9' basement. Located near Calgary Farmers' Market West, WinSport, pathways and quick access west toward the mountains. Alberta New Home Warranty coverage adds peace of mind. Book your showing today. (Home under construction. Photos are of a different home with similar layout and do not accurately reflect the property for sale).