



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

1619 9 Street NW
Calgary, Alberta

MLS # A2329027



\$2,488,888

Division:	Rosedale		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,206 sq.ft.	Age:	2026 (0 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Triple Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn, Level		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Cement Fiber Board, Concrete, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Sauna, See Remarks, Skylight(s), Soaking Tub, Steam Room, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound		
Inclusions:	Dishwasher x3, Wine Fridge x2, Steam Unit - Primary Ensuite, Steam Unit - Lower Level Steam room, Garage Control with 3 Remotes		

Built by the renowned Ocean Home, every detail has been considered and so much care poured into the property. Delighted to present a timeless home set on the most beautiful street, framed by a canopy of trees. Streets like this are special, offering a picturesque and peaceful setting while being minutes from downtown. Dreams become every day life when your kids stroll to Rosedale School (K-9) in less than 5 minutes, when your daily exercise includes a game of tennis at the courts down the street, your evening walks means enjoying downtown views from the ridge. Offering over 4,650 sq ft of developed space, 5 bedrooms, 4.5 bathrooms, a walkout basement and triple garage this home has mastered the fine balance between luxury, charm and comfort. Enter the home from the meandering pathway, past the mature tree to the welcoming front foyer set with a built-in bench and filled with natural light. The main floor features soaring 10 ft ceilings and a layout that is perfectly suited to family life, with an expansive kitchen opening to the dining room and inviting living room. This chef's kitchen is sure to be the heart of the home, celebrating an oversized quartz waterfall island, built-in paneled appliances including a beautiful Café; gas stove with 5 burners, a griddle and double ovens, a pot filler, an integrated range hood with wood detailing and a classic farmhouse sink over the window. A butler's pantry with an extra dishwasher, sink and bar fridge leads to the formal dining room at the front of the home, providing an elegant setting for gatherings, while the front office offers a quiet workspace with views of the tree-lined street. This powder room will bring joy to your guests with the scalloped vanity, whimsical pendant light and gold framed mirror. Heading up, the staircase showcases paneled wall details, vaulted ceilings, wood stair

risers and stair lighting. The four bedrooms upstairs each access an ensuite bathroom and a walk-in closet. Step into the primary bedroom to appreciate the vaulted ceilings, spa-inspired ensuite with heated floors, a freestanding tub and steam shower, and generous walk-in closet with built-ins and a skylight. The upper floor laundry room offers double washer and dryer, a sink, hanging rod and excellent folding and storage space. Retreating down to the fully developed walk-out basement with radiant in-floor heating, enjoy a rec room with a full wet bar, home gym, custom sauna and steam shower, a 4th bedroom, finished storage room and mudroom fit with a wash station. Opening up to the sunny west backyard, the lower level stamped concrete patio creates a cozy space with the outdoor gas fireplace, stunning planter boxes and great grass area for the kids to play. Notable home features include: triple pane windows, solid core common-area doors, hardwood throughout, two fireplaces, triple garage, wired for sound, progressive 10 year new home warranty, fully landscaped. Home, at last.