

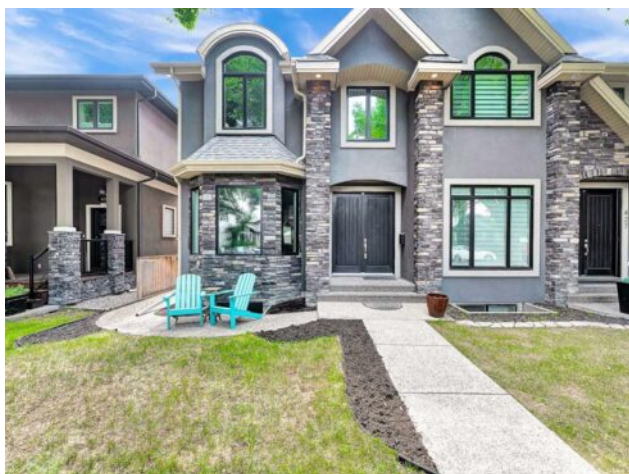


GRASSROOTS
REALTY GROUP

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425 21 Avenue NW
Calgary, Alberta

MLS # A2331672



\$1,150,000

Division:	Mount Pleasant		
Type:	Residential/Duplex		
Style:	3 (or more) Storey, Attached-Side by Side		
Size:	2,342 sq.ft.	Age:	2012 (14 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Heated Garage		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, F		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Skylight(s), Storage, Sump Pump(s), Wet Bar

Inclusions: TV Wall mount, Gas Heater in Garage,

Welcome to modern luxury living in the vibrant community of Mount Pleasant. Situated on a charming, tree-lined street with easy access to downtown, top-rated schools, and public transit, this exceptional 3-story residence effortlessly combines sophisticated design with everyday comfort. As you step into the main floor, you are greeted by an expansive open-concept layout framed by triple-pane windows that fill the space with natural light while ensuring optimal energy efficiency. The heart of the home is a chef's dream kitchen, featuring rich quartz countertops, sleek stainless steel appliances, a gas cooktop, and a brand-new double wall oven complete with a built-in pizza oven feature. The massive 13-foot kitchen island, complete with a convenient bar sink and integrated eating bar, provides the perfect gathering spot for entertaining. Adjacent to the kitchen, the inviting living area features a warm gas fireplace anchored by a striking decorative stone surround, while a built-in surround sound system wired throughout the home sets the perfect mood for any occasion. The upper levels offer thoughtful privacy and relaxation. Among the 3 spacious bedrooms, the primary bedroom serves as a true sanctuary, complete with a spa-inspired 6-piece ensuite bathroom. Escalating to the magnificent third floor, you'll discover a dramatic loft-style retreat defined by soaring vaulted ceilings and a bright skylight. This top-floor oasis comes fully equipped with its own wet bar and cozy gas fireplace, making it an ideal space for a private lounge, executive office, or ultimate entertainment area. Stepping outside into the sunny, south-facing backyard, you'll find a private outdoor haven. Enjoy warm summer evenings on the durable exposed aggregate patio, complete with a dedicated gas line for your BBQ and a lush lawn. An outdoor fireplace serves as the centerpiece for gathering with family

and friends late into the night. Completing this exceptional property is an exposed aggregate walkway leading to a double heated detached garage, offering comfort and convenience year-round. Call today for your own private viewing of this amazing home.