



GRASSROOTS
REALTY GROUP

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919 Robert Road NE
Calgary, Alberta

MLS # A2332325



\$1,290,000

Division:	Renfrew		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,034 sq.ft.	Age:	2026 (0 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Composite Siding, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Double Vanity, Dry Bar, High Ceilings, Kitchen Island, Natural Woodwork, Quartz Counters, Recessed Lighting, Separate Entrance, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	N/A		

Work directly with the builder to select your finishes and bring your dream home to life. Both sides are currently available, giving buyers the opportunity to personalize their home throughout the construction process. One side will feature a legal two bedroom basement suite, while the other will offer a bedroom, private gym, wet bar, custom entertainment built in, and spacious recreation area. Introducing an exceptional east facing new build residence overlooking green space, offering peaceful front views, beautiful morning light, and over 3,000 square feet of thoughtfully designed living space across three levels. This striking single family home combines contemporary architecture with warm natural finishes, featuring white stucco, grey metal siding, red brick accents, cedar soffits, black detailing, and exposed aggregate front steps. Inside, the main level welcomes you with impressive 10 foot ceilings, wide plank flooring, a custom open staircase with white oak detailing, and a bright, functional layout designed for modern living. A private front office enclosed by a glass wall overlooks the green space, while the spacious living room is centred around a gas fireplace with custom millwork. The chef inspired kitchen features quartz countertops, a large island, two tone cabinetry with American oak lowers and white shaker uppers, a generous pantry, built in wall oven, 36 inch refrigerator space, recessed heat registers, and a premium KitchenAid appliance package. A dedicated dining area, powder room, and rear mudroom with built in cabinetry, bench seating, and hooks complete the main floor. Upstairs, all three bedrooms offer the privacy of their own ensuite bathrooms and walk in closets. The vaulted primary retreat includes a custom closet and an expansive spa inspired five piece ensuite with dual sinks, a makeup station, freestanding soaker tub, custom glass shower, rain

shower, and steam system. Two additional vaulted bedrooms each feature a private three piece ensuite, while a conveniently located upper floor laundry room adds everyday functionality. Additional highlights include , quartz countertops throughout, black and gold plumbing fixtures, custom built in closets, illuminated basement stairs, a west facing rear deck, an east facing patio vertical fencing, and a 20 foot by 20 foot double garage. Located in the highly desirable inner city community of Renfrew, this home offers an exceptional combination of established neighbourhood charm and convenient urban living. Enjoy nearby parks, green spaces, walking and cycling pathways, local restaurants, caf  s, schools, and community amenities. Renfrew provides quick access to downtown Calgary, Bridgeland, the Bow River pathway system, major roadways, and some of the city's most popular dining and entertainment destinations. This is a rare opportunity to build a personalized luxury home in one of Calgary's most sought after communities !