



GRASSROOTS
REALTY GROUP

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720 52 Avenue SW
Calgary, Alberta

MLS # A2336281



\$1,399,000

Division:	Windsor Park		
Type:	Residential/House		
Style:	3 (or more) Storey		
Size:	2,860 sq.ft.	Age:	2026 (0 yrs old)
Beds:	6	Baths:	6 full / 1 half
Garage:	Double Garage Detached, Garage Door Opener		
Lot Size:	0.01 Acre		
Lot Feat:	Back Lane, Gentle Sloping, Interior Lot, Landscaped, Lawn, Rectangular Lot		

Heating:	Central, High Efficiency, Fireplace(s), Natural Gas, Zoned	Water:	-
Floors:	Subfloor, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Built-in Features, Chandelier, Granite Counters, Kitchen Island, Low Flow Plumbing Fixtures, Natural Woodwork, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s), Wet Bar

Inclusions: N/A

ATTENTION! The seller is offering 1.99% financing (subject to conditions and approval). Don't miss this rare opportunity to own this high quality, BRAND NEW 3 Story Home complete with a Detached Carriage House Garage Secondary LEGAL Suite, located in the highly sought after community of Windsor Park. With a total of 6 bedrooms & 6 1/2 bathrooms and boasting more than 3250 sqft of fully developed livable space, this home has it all! Hard flooring throughout, NO CARPET! All closets are custom designed MDF with Black Hardware. The chefs Kitchen is complete with an upgraded DACOR appliance package w/ Insert Hoodfan, Plywood box paint grade cabinets w/ Spice Rack & Garbage/Recycling Pullout, Pot Filler, DOUBLE Waterfall Quartz Countertop Island, LED Strip & Puck Lighting, Upgraded Black Sink w/ Colander, Drying Rollout Rack and so much more. Continue to be wowed on the main floor with the 10mm Glass Feature Wall, a formal and private Living/Dining room with a Paneled feature wall and chandelier, a gorgeous Gold accent Powder room and a large Family room complete with Maple Mantle, paneled wall and Electric Fireplace. Moving up the LED lighted staircase, you will find yourself on the 2nd Level complete with 3 bedrooms (2 of which have its own Full Ensuite Bathroom). There is also a 3rd shared common 4 pc Bathroom, Linen Closet and a Beautiful Dark Toned Laundry room with Steam Dryer, Hanging Rod and Sink. From there grab hold of the contemporary handrail lit up with a LED channel strip light and head up to the 3rd level to unwind in the oversized Bonus Room with custom White Oak and Brick Veneer Wet Bar. After, head to the Master bedroom complete with two custom separate closets, Large 3rd Floor South Facing Balcony with Glass Railing and Side Privacy Walls. The Master Ensuite has in floor heating, Riobel

Faucets w/ body jets, waterfall quartz countertop, 72" large soaker tub and a separate water closet for added Privacy. Head down the stairs to the basement or enter from the separate side door entrance and find the homes 5th bedroom, a large 4 pc bathroom, linen closet, Storage closet, Utility/Furnace room and a Huge Theatre / Games room. It is completed with a large custom wet bar with unique leather finished granite countertops and LED lighting. Head outside to spend time on the massive rear deck w/ BBQ gas outlet and overlook the included, money making, mortgage helping, Legal Registered City of Calgary Approved Garage Suite / Carriage House. A suite that consists of 1 bedroom, 1 Bathroom/Laundry and a beautiful custom Kitchen. There is also a large private outdoor patio space, and separate Mechanical room dedicated for the Suite. The Parking Garage is oversized for those longer vehicles. With so many features, this property will not last long...Don't miss out, call your favorite Realtor today!