



GRASSROOTS
REALTY GROUP

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826 Durham Avenue SW
Calgary, Alberta

MLS # A2336995



\$1,775,000

Division:	Upper Mount Royal		
Type:	Residential/House		
Style:	3 (or more) Storey		
Size:	2,958 sq.ft.	Age:	2014 (12 yrs old)
Beds:	3	Baths:	3 full / 2 half
Garage:	Double Garage Attached, Front Drive, Heated Driveway, Heated Garage, On		
Lot Size:	0.10 Acre		
Lot Feat:	Landscaped, Lawn		

Heating:	High Efficiency	Water:	-
Floors:	Concrete, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stone, Stucco	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: None

OPEN HOUSE SUNDAY SEP'T. 27TH 1-330.. Please check out this gorgeous contemporary home sitting on a 42 FOOT WIDE LOT and on one of the cutest streets in Upper Mount Royal, within easy walking distance to the shops and restaurants of trendy 17 Avenue and a short hop into downtown. This gorgeous home has almost 3000 square feet of space above ground plus a fully developed lower level and an attached double garage. The look is very transitional and warm through out with a wide open floor plan and tons of windows that make this a very bright home. Large living and dining room with a cozy fireplace, awesome kitchen with a large island, Corian countertops and high end appliances, main floor den, built in cabinets galore and a covered deck c/w fireplace for those chilly nights. All the bedrooms are very spacious and the master bedroom is fantastic with a spa-like ensuite with marble floors , two sided fireplace and steam shower. The second floor is rounded out with two more large bedrooms, each with a walk in closet, gorgeous 4 piece bathroom and a laundry room with stainless steel floors...very trendy. Upstairs is a large flex room perfect for a guest bedroom and a two piece bath and/or a great work out room with a huge window looking out onto the gorgeous street. There is a very large outdoor deck with downtown views and it is even reinforced for a hot tub. The flex room also is roughed in for a wet bar if you like. This is a very high end detached home sitting on a 42 foot wide lot, not a cookie cutter townhome or a attached home on a busy street, lots of privacy here. Wire brushed maple hardwood floors on all three floors plus polished concrete floors in the lower level with in-floor heating, 8" high baseboards, solid wood doors , concrete sinks, wine cellar, murphy bed in the lower level for a guest suite, walk up to the back yard with a doggie door,

unique high end lighting all over, large double garage with an extra storage room, central air conditioning, underground sprinkler system, etc. Too many extra features to mention. The landscaping and curb appeal of the house is fabulous with a rock feature wall and heated driveway and it is fully fenced. Please enjoy the back yard with flower beds with plenty of room for doggie to run around. Again, the location is so perfect and so walkable to schools, parks, shopping, transit, and you are a short hop into downtown. Add in a Control 4 Home Automation System with speakers all throughout the house and 5 TVs which all stay. Just move in and enjoy! Very quick possession possible.