



GRASSROOTS
REALTY GROUP

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1114 Russet Road NE
Calgary, Alberta

MLS # A2337751



\$1,199,000

Division:	Renfrew		
Type:	Residential/Duplex		
Style:	3 (or more) Storey, Attached-Side by Side		
Size:	2,118 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Other	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)		
Inclusions:	N/A		

An exclusive pre-sale opportunity to own one of only two architecturally distinctive residences at 1114 Russet Road NE. Designed across four finished levels, this contemporary semi-detached home offers approximately 2,127 sq. ft. above grade plus a 731 sq. ft. developed basement—nearly 2,860 sq. ft. of total living space—with four bedrooms, four full bathrooms and a main-floor powder room. The main level is designed for both everyday living and entertaining. A defined foyer opens to a bright dining/flex room, while the central kitchen features a substantial island, double sink, cooktop, and built-in oven. At the rear, the living room is anchored by a gas fireplace and an expansive 9' x 8' patio door connecting directly to the wood deck and private yard. A dedicated mudroom, built-in storage and glass stair railing complete the level. Upstairs, the primary suite includes a walk-in closet and a spa-inspired ensuite with a 108-inch double vanity, soaker tub and oversized 72-inch shower. The second bedroom also includes its own full ensuite, while a separate laundry room provides a sink, upper cabinetry and space for side-by-side appliances. The third-floor loft adds exceptional flexibility with a large bonus room, wet bar, third bedroom, full bathroom and private balcony accessed through a 9-foot patio door. The developed basement continues the living space with a fourth bedroom, full bathroom, wet bar, recreation and TV areas, storage and multiple egress windows. The exterior presents a bold modern profile with brick, black vertical cladding, dark-grey Hardie finishes and extensive glazing. A private rear garage with a 16-foot-wide overhead door completes this rare inner-city offering. Thoughtfully planned, visually distinctive and designed for modern family living, this residence is an opportunity to secure a new home before completion, with a layout designed to

adapt for years to come. A rare opportunity defined by space, design and privacy.