



GRASSROOTS
REALTY GROUP

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1131 Colgrove Avenue NE
Calgary, Alberta

MLS # A2341199



\$1,250,000

Division:	Bridgeland/Riverside		
Type:	Residential/House		
Style:	3 (or more) Storey		
Size:	1,949 sq.ft.	Age:	1998 (28 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Double Garage Detached, Garage Faces Rear, Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Fruit Trees/Shrub(s), Garden,		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-C2 Residential - Context
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Sauna, Skylight(s), Sump Pump(s), Wired for Sound, Wood Windows		
Inclusions:	Sauna, 2 Bosch ovens, built-in Scholtes coffee machine, hot tub, wall, TV in kitchen/dining rm, BBQ on kitchen balcony.		

This property is a SHOW STOPPER! Situated on one of the highest points in the area, this stunning contemporary home offers a total of 2,870sf and a rare opportunity to enjoy both mountain and seemingly endless city views. Designed by local architect John Brown, the home was custom-built for its setting in 1998 and significantly renovated in 2013. Numerous additional updates have been completed over the past four years — too many to list here, so ask for the complete list! THE INNOVATIVE AND UNIQUE FLOORPLAN takes full advantage of the home's elevated position, with 12-foot floor-to-ceiling windows bringing natural light and expansive views into the living room, dining room and kitchen. The open-concept living space is equally well suited to entertaining or everyday family life, with a contemporary kitchen designed to keep everyone connected. THE HOME IS THOUGHTFULLY ARRANGED OVER MULTIPLE LEVELS, with the primary bedroom on the entry level, two bedrooms and main bath on the second floor, living space on the third floor, and the kitchen and dining area on the top floor. The lower level offers a wellness room with workout area, sauna and four-piece bath, along with laundry and a recreation room. Three sizeable bedrooms include a spacious primary retreat with a two-piece ensuite. ONE OF THE HOME'S STRIKING ARCHITECTURAL FEATURES is the 30-foot foyer, highlighted by an impressive 8' x 8' skylight. From here, the home opens into an exceptionally bright living and dining area where you can take in the city and mountain views or relax beside the distinctive European-designed fireplace. THE TOP FLOOR KITCHEN is both stylish and functional, featuring two Bosch ovens, a fully integrated Thermador refrigerator, Scholtes coffee machine, quartz countertops, a large island and four-burner gas cooktop. Heated tile

floors add comfort throughout the home. OUTSIDE, the fully landscaped yard continues the home's contemporary aesthetic while offering easy maintenance and year-round enjoyment. The double garage with laneway access features a rooftop patio and hot tub, an exceptional extension of the home's outdoor living space and the perfect spot to take in the views. A TRULY DISTINCTIVE HOME, architecturally designed, extensively renovated and perfectly positioned to capture the best of the city and mountains. THE LOCATION is equally appealing, with just about everything you need for an easy, convenient lifestyle close at hand. Enjoy a great mix of local restaurants, unique shops, parks and green spaces, all just minutes from downtown. Cafés, restaurants, everyday services and more are approximately a 10-minute walk from the property, making it easy to leave the car at home and enjoy the neighbourhood on foot.