



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

72 Heston Street NW
Calgary, Alberta

MLS # A2345802



\$1,199,900

Division:	Highwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,275 sq.ft.	Age:	1955 (71 yrs old)
Beds:	4	Baths:	3
Garage:	Garage Door Opener, Heated Garage, Insulated, Oversized, Rear Drive, Triple		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Private, Rectangular L		

Heating: In Floor, Fireplace(s), Forced Air, Natural Gas

Floors: Carpet, Hardwood, Tile

Roof: Asphalt Shingle

Basement: Full

Exterior: Shingle Siding, Stone

Foundation: Poured Concrete

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Features: Bar, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: -

This stunningly renovated home showcases extraordinary craftsmanship and attention to detail. Unmatched curb appeal greets you with meticulous landscaping, a custom Batu wood front porch, and premium stone siding perfectly paired with individually treated, 50-year, four-side-sanded shakes. The interior is just as breathtaking. The bright, open great room features 5-inch maple hardwood floors, an inviting gas fireplace, and a seamless flow into the dining area. The custom-built Euro kitchen features solid wood millwork, a custom Cherry wood island, sleek quartz countertops, a 5-burner gas cooktop, dual wall ovens, and a walk-in pantry. The main level also hosts a dedicated laundry room and two bedrooms, including a vaulted primary bedroom that serves as your private retreat. It features a walk-through closet and a 6-piece ensuite with dual sinks, a soaker tub, and a custom shower. Downstairs, the fully developed lower level continues to impress with two more spacious bedrooms, a second laundry room, and a stunning full bath with dual sinks and a steam shower. The huge family room is an entertainer's dream, complete with a fully equipped wet bar with bar and wine fridges, and your very own wine cellar. Adding a perfect touch of everyday luxury, electric in-floor heating is in all bathrooms and the upper laundry. Your living space extends effortlessly outside to a park-like backyard. Relax on the incredible two-tiered deck, complete with a gazebo-style family room wired for an outdoor TV. Beyond the pristine yard sits a heated, insulated, oversized triple-car garage with extensive storage and workspace. Better yet, the garage was built with future income or multi-generational living in mind, framed with "x 6" walls and pre-serviced with water, sewer, and gas. Situated in a highly sought-after community, you have Confederation Park, Nose Hill Park,

and scenic pathways right at your doorstep. With excellent transit options and a seamless commute to downtown and the airport, this location has it all. This is more than a renovation; it is a meticulously crafted lifestyle.