

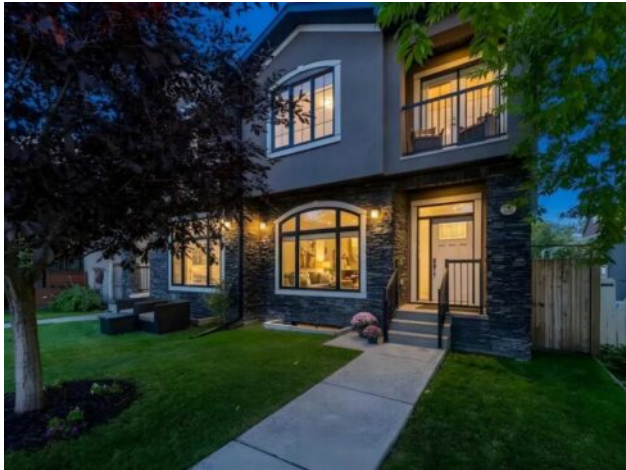


GRASSROOTS
REALTY GROUP

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1211 19 Avenue NW
Calgary, Alberta

MLS # A2347044



\$895,000

Division:	Capitol Hill		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,914 sq.ft.	Age:	2013 (13 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	220 Volt Wiring, Alley Access, Double Garage Detached, Heated Garage, Insulated		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Garden, Landscaped, Lawn, Level		

Heating:	High Efficiency, In Floor, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Skylight(s), Sump Pump(s), Walk-In Closet(s), Wet Bar, Wired for Sound		
Inclusions:	Sonos home audio, Garage heater, Under kitchen cabinet lighting with remotes, tv wall mount in basement, garage racks, Ironing board rack		

Open House Cancelled - Welcome to this beautifully designed home in the sought-after community of Capitol Hill. From the moment you enter, you are greeted with warmth and elegance as the abundance of natural light floods the front living space. Throughout the main floor you are met with beautiful engineered hardwood flooring and high ceilings giving the perfect blank canvas to design your home. The front living space offers a peaceful space to relax in the evenings and enjoy the sights from the large windows. As you make your way through to the kitchen, you will feast your eyes on a space chefs only dream of. This stunning kitchen comes equipped with a complete suite of JennAir appliances, including a gas range, convection oven and microwave, dishwasher, refrigerator, and hood fan. A vibrant additional family room boasting a gorgeous fireplace just off the kitchen makes this space ideal for creating delicious menus and hosting friends and family for years to come. With an added level of luxury, this home also features a Sonos home audio system throughout the house and onto the back deck for your enjoyment, as well as central air conditioning. As you head upstairs, a versatile bonus room provides an ideal space for a home office, reading area, or additional family living space. When you enter the primary bedroom, you will be transported to a space of pure oasis. This magnificent bedroom features a coffered ceiling and double doors opening onto a private terrace for you to truly relax after a long day of fun and adventure. The ensuite is a true retreat, with a striking double-sided fireplace, a jetted tub positioned beneath a skylight, dual vanity, custom shower, and walk-in closet. Two additional generously sized bedrooms, a full bathroom, and a convenient upper-level laundry room with sink complete the second floor, adding simplicity to a growing family's needs. As you head

downstairs, you are greeted with a fully developed basement that offers impressive additional living space with high ceilings, hydronic in-floor heating, and a large recreation room for amazing family fun nights. The added benefits of a fourth bedroom, full bathroom, and wet bar with a wine fridge opens your family home to a wealth of evenings full of laughter and making memories. The abundance of natural light makes the basement feel bright, comfortable, and inviting. As you step outside, you will enjoy the south-facing backyard flooded with the warmth of the sun. The large back deck provides an ideal space for outdoor dining and entertaining and includes a natural gas BBQ hookup. The meticulously landscaped yard features garden boxes and plenty of room to enjoy the sunshine. The insulated and heated double garage offers excellent functionality, including 220V electrical service. Capitol Hill is a sought after community with fabulous neighbours. This home is exceptionally located with King George School approximately a five-minute walk away, and easy access to SAIT and downtown.