

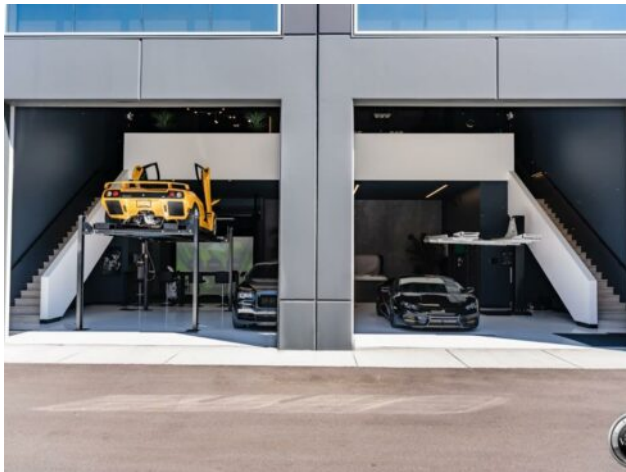


**GRASSROOTS**  
REALTY GROUP

**587-777-7276**  
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**46, 1750 120 Avenue NE**  
**Calgary, Alberta**

**MLS # A2203095**



**\$1,399,900**

**Division:** Stoney 1

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 3,248 sq.ft.

**Zoning:** I-G

**Heating:** Central, Natural Gas

**Floors:** -

**Roof:** Membrane, Rubber

**Exterior:** -

**Water:** -

**Sewer:** -

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** -

**Lot Feat:** -

**Inclusions:** Fridges, Range, Microwave, Wall Oven, Dishwasher, Washer/Dryer, GC Hawk Golf sim, Hot tub, 2 Car lifts, AV system, 3 Wall mounted televisions

Welcome to the epitome of luxury storage and entertainment: the finest vault ever conceived. Double the size of its counterparts, With storage for up to 8 cars and or RV space. But it's not just the size that sets it apart; the meticulous attention to detail and luxury finishes genuinely set it apart. As you step inside, the lower level greets you with sleek epoxy floors, complemented by two car lifts for effortless maneuvering. Indulge in relaxation within the 8-person hot tub, with a 3-piece bathroom for convenience. A top-of-the-line GC Hawk golf simulator is perfect for practicing golf all winter, promising endless entertainment and refinement. Venture upstairs via one of two staircases to discover an entertainment haven like no other. Here, a fully equipped kitchen boasting Bosch appliances and a sprawling center island beckons culinary creativity and social gatherings. Whether it's fight night or a weekend retreat, unwind in the comfort of a living room adorned with a state-of-the-art big-screen TV. Should the mood strike, engage in a spirited game of poker, complemented by a dedicated space and a convenient two-piece bathroom. Throughout this extraordinary space, cutting-edge technology seamlessly integrates audio, visual, and security systems, ensuring convenience and peace of mind. If that wasn't enough, there is also a car wash and owners-only exclusive clubhouse for events. For those yearning the pinnacle of luxury living. Contact us today to schedule a private tour and see everything the Vaults offer.