

**1414 3 Street NW**  
**Calgary, Alberta**

**MLS # A2253669**



**\$1,899,000**

<b>Division:</b>	Crescent Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,741 sq.ft.	<b>Age:</b>	2019 (6 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached, Garage Door Opener		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Cement Fiber Board, Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Steam Room, Walk-In Closet(s)		
<b>Inclusions:</b>	n/a		

A quality built home by Ocean Homes in the highly sought-after community of Crescent Heights. It boasts over 4,000 sq. ft. of living space with modern and elegant finishes. Entering the home, your attention is immediately drawn to the open to stairway above with open risers and stunning 7.5" wide engineered oak flooring that flows throughout the home. The open-concept main floor includes a dining room, living room, kitchen, butler's pantry, mudroom, powder room, and office. The spacious main floor is designed with 10' ceilings, a 48" Bentley fireplace with coffered accents, and a floating entertainment cabinet space in the living room. The stunning kitchen is equipped with double-thick quartz countertops, a waterfall island with walnut accents, Generation lighting, a farmhouse sink, Rubi faucets, dovetail drawers, and wood veneer inner cabinets. It features a 48" Fisher & Paykel gas range with 6 burners & BBQ top, 60" built-in Fhiaba fridge & freezer, walk-in pantry, and a separate butler's pantry. As you walk through the kitchen, you enter into the butler's pantry and mudroom that is finished with imported Italian tiled floors and side entrance to the home. Upstairs, the beautiful 7.5" wide engineered oak hardwood flooring continues to flow throughout, where you will find a laundry room with sink & cabinet space and 3 large bedrooms each outfitted with their own ensuite. The Master bedroom includes dual walk-in closets, both completed with custom millwork and a five-piece ensuite. The Master ensuite has been finished floor and walls in imported 24" x 24" white Italian tile, a sandal-shaped soaker tub, double vanities with quartz counters, a make-up table, steam shower, and heated floors. The basement has been fully finished with a 4th bedroom, wet-bar/entertainment area, family room, gym/exercise room and a full bath with steam shower.

Outside, you will find a fully landscaped yard with a composite deck, privacy walls on both sides, gas hookup and 24" x 24" paving stones. Finally, the fully insulated detached garage includes its own 200-amp electrical panel. FEATURES INCLUDE: 7.5" ENGINEERED OAK HARDWOOD FLOORS, 10' CEILINGS ON MAIN, 9' CEILINGS UPSTAIRS & BASEMENT, OVER \$40K IN APPLIANCES, 48" BENTLEY FIREPLACE, OPEN RISER STAIRS, IMPORTED ITALIAN TILE. BUTLERS PANTRY, GENERATION LIGHTING, CUSTOM MILL-WORK, HEATED FLOORS, STEAM SHOWERS, A/C , FULLY WIRED WITH SOUND, COMPOSITE DECK WITH GAS, PRIVACY WALLS, FULLY LANDSCAPED.