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GRASSROOTS REALTY GROUP

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3318 Centre B Street NW Calgary, Alberta

MLS # A2334289



$874,900

Division:	Highland Park		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,927 sq.ft.	**Age:**	2014 (12 yrs old)
Beds:	4	**Baths:**	3 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Faces Rear		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Ceramic Tile, Hardwood	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Stone, Stucco, Wood Frame	**Zoning:**	R-CG
Foundation:	Poured Concrete	**Utilities:**	-

Features: Bookcases, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Storage, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

Inclusions: mounted speakers on deck

Looking for a home to call your very own? Then check out this beautifully upgraded semi-detached home in the popular North Central Calgary community of Highland Park, with easy access to Centre Street to take you downtown. Available for quick possession, this fully finished 4 bedroom two storey enjoys hardwood floors & central air, sleek custom kitchen with Jenn-Air appliances, 3.5 bathrooms & fenced backyard with deck & detached 2 car garage. With its expansive 9ft ceilings & open concept design, you’ll just love the main floor with its gorgeous living room with built-in cabinets & contemporary fireplace, West-facing dining room with built-in hutch & stunning modern kitchen with large centre island, full-height cabinets, granite counters & the upgraded Jenn-Air stainless steel appliances includes a built-in convection oven & gas cooktop. Head on upstairs to 3 fantastic bedrooms & 2 full bathrooms; the primary bedroom has vaulted ceilings & walk-in closet with built-ins, & the luxurious ensuite has heated tile floors & granite-topped double vanities, glass shower with body jets & jetted tub. The lower level is finished with a bedroom, bathroom & rec room with wet bar & built-in cabinets. Additional features include Rheem water tank, built-in ceiling speakers, Kinetico water softener & filter, 2nd floor laundry room with Whirlpool Duet washer & dryer, natural gas line for your BBQ on the deck & low-maintenance landscaping. A number of schools are close-by…including James Fowler, St. Joseph & École de la Rose sauvage. Confederation Park & several golf courses are all just minutes away, & with major traffic routes nearby, you have a quick commute to downtown, shopping & restaurants along the TransCanada Highway/16th Avenue, transit & so much more!

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