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GRASSROOTS REALTY GROUP

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1458 Richland Road NE Calgary, Alberta

MLS # A2348492



$899,900

Division:	Renfrew		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,070 sq.ft.	**Age:**	2016 (10 yrs old)
Beds:	4	**Baths:**	4 full / 1 half
Garage:	220 Volt Wiring, Alley Access, Double Garage Detached, Garage Door Opene		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Landscaped, Low Maintenan		

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

Features: Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar

Inclusions: Shed, Living Room TV and Living Room TV Stand

Richland Road is what some say is the heart of Renfrew. This standout home pairs inner-city living with a semi-suburban feel. Soaring ceilings throughout the home create an open, airy feel on every level—a feature you’ll notice as soon as you step inside. Upstairs, three bedrooms each have their own ensuite, along with a convenient laundry room and generous linen closet. The primary RETREAT is tucked at the back of the home and offers a HUGE walk-in closet, private balcony and luxurious 5-piece ensuite. The main floor is designed for comfortable living and entertaining, with a bright, dedicated workspace, a chef-inspired kitchen featuring an impressive 10-foot island, a spacious mudroom, and inviting living and dining areas. Downstairs, enjoy more room to gather, plenty of storage, space for a wet bar, plus another bedroom and full bathroom. Come experience the scale and openness of this home for yourself—book a visit with your favourite Realtor today.

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