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GRASSROOTS REALTY GROUP

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2635 21 Street SW Calgary, Alberta

MLS # A2355014

$1,379,900

Division:	Richmond		
Type:	Residential/Duplex		
Style:	3 (or more) Storey, Attached-Side by Side		
Size:	2,605 sq.ft.	**Age:**	2020 (6 yrs old)
Beds:	4	**Baths:**	4 full / 1 half
Garage:	220 Volt Wiring, Double Garage Detached, Garage Door Opener, Heated Gar		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot, Undergrour		

Heating:	Forced Air, Natural Gas, See Remarks	**Water:**	-
Floors:	Carpet, Ceramic Tile, Hardwood	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Cement Fiber Board, Stone, Stucco	**Zoning:**	R-C2
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Built-in Features, Closet Organizers, No Smoking Home, Quartz Counters, See Remarks, Wet Bar		

Inclusions: Control 4 audio with 5 zones, RI Vacflo, RI inslab heat

Welcome to this stunning and executive 3 story home located in the family friendly community of Richmond. From the moment you pull up you'll be impressed with this quality custom-built home with over 3500 square feet of development including 2600 sq/ft AG, 4 bedrooms and 4.5 bathrooms. Stepping into the foyer, you’ll be greeted with a bright living room and stunning quartz fireplace. The dining room is next, sharing the fireplace, making for cozy and connected dining. The vast kitchen will inspire your inner chef without a doubt! Custom cabinets and drawers, Décor appliances including gas cook top, wall oven, warming drawer and custom fridge. The 8-foot quartz island is just right for casual gatherings and leads out to the covered west patio. This outdoor space is truly great and includes glass railing, gas hookup and a large gazebo with curtains – think summer dining and evening drinks as the sun goes down! The main floor is 9 ft with oak hardwood flooring, flat ceilings and is completed with a back mud room and an elegance 2-piece powder room. The next level up features an open central bonus room with bedrooms on each end. Both bedrooms have their own private 4-piece ensuite, closet, bright windows with views. The laundry room is also located on this level with soaker sink, quartz counters and ample cabinetry. The upper level is dedicated solely to you know who! A stunning west patio with expansive views, a dream walk-in dressing room complete with built-ins and a spa-like ensuite that you’ll absolutely fall in love with. Features include nearly 700 feet on this level, heated ensuite floors, steam shower, soaker tub, double vanities and a handful of east-facing windows, letting in that morning light! Truly a one-of-a-kind primary suite. The lower level is fully finished with a 4th bedroom, 4th bathroom with shower and quartz counter, a

spacious family room with wet bar and beverage fridge, all of which walks right out into the fenced and landscaped backyard. The detached garage is 20 x 22, heated and fully insulated. This home is close to schools, parks, restaurants and minutes to downtown. This home is all about amazing spaces to spend your quality time with quality people!

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