



# 1046 Regal Crescent Calgary Alberta

\$824,900

All of the upgrades! Developer's former show home in desirable Renfrew. Bright, sunny beautifully maintained 4-bedroom, 3.5-bath, 2-storey home with all the bells & whistles and stunning curb appeal. Tall grasses offer privacy to enjoy the hidden front patio, perfect for warm days. If you are too warm, cool off in comfortable central air conditioning. Inside, gleaming hardwood floors complement the 10ft flat finish ceilings on both upper levels. Oversize windows bathe the home in natural light. Up/Down blinds offer light while maintaining privacy. A classically appointed kitchen is the heart of the home and a chef's dream 9ft island, gas stove, garburator, quartz countertops over contrasting cabinets. Herringbone tile backsplash adds unique detail. Creative storage solutions are plentiful throughout utilizing every nook and cranny. Upstairs, the primary bedroom has a palatial 11ft ceiling, blackout blinds, built-in push-close cabinets, pocket doors to the lg closet and spa-like ensuite. Enjoy the family-size walk-in shower, on-demand hot water, dual sinks, and spacious vanity. Also upstairs, two ample bedrooms, one of which acts as an inspired home office, convenient laundry w/ dedicated cabinetry to keep clutter at bay, linen closet & 4-piece bath. Bright, fully finished basement offers 9ft ceilings, lg family room, wet bar or workspace, 3-piece bath, versatile bedroom with Murphy bed, walk-in closet. Substantial storage room with secondary laundry option. Lush backyard features perennial gardens, a natural slate patio, large deck with a built-in gazebo and a gas fire pit. Walk to three schools nearby, Renfrew Aquatic and Rec Centre, public transit, Deerfoot Trail, Memorial Drive, bike paths and downtown. Welcome to this beautiful home. (id:6769)

4pc Bathroom 4.92 Ft x 8.58 Ft

Laundry room 5.67 Ft x 3.33 Ft

Bedroom 11.00 Ft x 9.33 Ft

Bedroom 11.50 Ft x 11.33 Ft

Primary Bedroom 13.58 Ft x 11.42 Ft

4pc Bathroom 15.08 Ft x 5.08 Ft

Bedroom 10.92 Ft x 10.00 Ft

3pc Bathroom 7.33 Ft x 7.33 Ft

Furnace 3.83 Ft x 7.33 Ft

Family room 14.17 Ft x 15.33 Ft

Dining room 11.42 Ft x 8.50 Ft

Other 14.33 Ft x 13.25 Ft

Living room 12.50 Ft x 13.33 Ft

2pc Bathroom 5.17 Ft x 5.00 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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**Mirror**

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Storage 4.92 Ft x 8.33 Ft