



# 1215 Regal Crescent Calgary Alberta

\$989,000

Would you like the opportunity to CUSTOMIZE your home before it's too late? If you act quickly and make your purchase before the deadline, you can personalize everything from paint colors and hardware to tile flooring, backsplash, and even hardwood flooring. This home features a separate entrance and is equipped with a 2 bedroom LEGAL BASEMENT SUITE (subject to City approval), offering a great option for future property resale or immediate passive income. Estimated possession is scheduled for December 2024. Located in the heart of Renfrew, this fully developed 5-bedroom home is designed with exceptional quality and functionality. Built by a reputable Calgary custom home builder known for their superior craftsmanship, this modern residence stands out on a beautiful street. The spacious floor plan includes a stunning open-concept kitchen with high-end stainless steel appliances, ideal for both comfort and entertaining. Large windows and doors flood the living areas with natural light, enhancing its appeal. All bedrooms are generously sized, with the primary suite featuring an impressive walk-in closet. The dream ensuite is beautifully appointed, ensuring luxury and comfort. The fully developed lower level, potentially suited (subject to City approval), includes additional 2 bedrooms flooded with natural light from oversized windows and a full bathroom, along with a spacious rec/living room. A detached garage and a newly sodded, fenced backyard complete this perfect package. Situated close to downtown, transit, schools, shopping, and amenities, this executive home offers everything you could desire. Don't miss your chance to see this exceptional property firsthand! Please note: The rendering and blueprints depict the expected final product but are subject to change. Other photos showcase past projects and are intended to provide an idea of the quality you can expect in th...

Listing Presented By:



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## RE/MAX®

**RE/MAX REAL ESTATE  
(CENTRAL)**

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Primary Bedroom 13.00 Ft x 13.00 Ft

Bedroom 10.00 Ft x 12.00 Ft

Bedroom 9.67 Ft x 9.67 Ft

Laundry room 5.00 Ft x 5.42 Ft

4pc Bathroom 5.00 Ft x 9.42 Ft

5pc Bathroom 8.50 Ft x 13.92 Ft

Foyer 7.00 Ft x 7.08 Ft

Living room 12.08 Ft x 15.58 Ft

Dining room 12.17 Ft x 13.00 Ft

Other 5.50 Ft x 6.17 Ft

2pc Bathroom 5.00 Ft x 5.50 Ft

Family room 11.83 Ft x 15.17 Ft

Other 6.33 Ft x 10.00 Ft

Bedroom 10.00 Ft x 11.33 Ft

Bedroom 9.58 Ft x 9.67 Ft

Laundry room 3.33 Ft x 5.00 Ft

Furnace 6.67 Ft x 9.25 Ft

4pc Bathroom 5.00 Ft x 11.00 Ft

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

Kitchen 9.00 Ft x 15.33 Ft