



# 1112 Regent Crescent Calgary Alberta

\$999,900

**\*\* FREE A/C INSTALLED IF THE SALE IS FIRM BEFORE NOVEMBER 12TH \*\* IMMEDIATE POSSESSION AVAILABLE | 5 BEDROOMS | 3.5 BATHROOMS| BONUS ROOM ON UPPER LEVEL | LEGALIZED BASEMENT SUITE | BOTH SIDES AVAILABLE |** Welcome to Renfrew with this brand new infill with a legalized basement suite with a separate entrance. This home features luxury finishes throughout with 5 bedrooms and 3-1/2 bathrooms, with approximately 2634sq/ft of developed space. The open concept main floor features 10ft ceilings with an open dining room and oversized windows throughout. The custom kitchen features a large island, with quartz countertops and comes with stainless steel kitchen-aid appliances which includes: a refrigerator, gas cooktop, built-in oven, dishwasher, microwave, and hood fan. The living room area features a gas fireplace with built in cabinets and large window overlooking the outdoor patio. The upper floor has 9ft ceilings, large primary bedroom with tray ceilings and attached 5 piece en-suite with undermount sinks, quartz counter tops, tile flooring, stand alone soaker tub, and large walk-in closet with built-in cabinets. The upper floor has 2 more additional bedrooms with large closets and a 4 piece bathroom, with a large bonus room for extra living space and the laundry room conveniently located on the top floor. The basement has 9 feet ceilings which has a 2 bedroom legal suite with its own kitchen, living room, bathroom and laundry. Enjoy your double car garage with extra space for storage and parking. This home is conveniently located with partial downtown views and is only a 7 minute drive to downtown, easy access to 16th avenue, Edmonton Trail, and Deerfoot Trail and walking distance to schools, parks and shopping centers. Call your favorite agent today! (id:6769)

Bedroom 12.08 Ft x 10.00 Ft

Bedroom 9.25 Ft x 11.42 Ft

Kitchen 9.08 Ft x 7.42 Ft

Living room/Dining room 15.08 Ft x 18.42 Ft

3pc Bathroom 5.92 Ft x 9.92 Ft

Living room 12.92 Ft x 13.17 Ft

2pc Bathroom 5.67 Ft x 5.00 Ft

Bedroom 9.50 Ft x 12.50 Ft

Bedroom 9.08 Ft x 12.50 Ft

Primary Bedroom 12.25 Ft x 18.75 Ft

5pc Bathroom 8.00 Ft x 14.75 Ft

4pc Bathroom 7.92 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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**Kitchen** 14.83 Ft x 17.92 Ft

**Bonus Room** 15.08 Ft x 12.58 Ft

**Dining room** 12.92 Ft x 10.92 Ft