



## 416 Sovereign Common Calgary Alberta

\$838,499

This brand-new home is ready for IMMEDIATE POSSESSION, featuring 3 bedrooms, 2.5 bathrooms, an office/flex space, a double attached garage, and two outdoor living areas, including an impressive 300-square-foot rooftop patio! The 'Rouge' is an urban townhome at Crown Park, offering nearly 2,200 square feet of interior living space and almost 500 square feet of outdoor space. The open-concept main living area is thoughtfully designed with a spacious layout, showcasing 9' ceilings and oversized windows that flood the home with natural light from morning to night. At the center of this home is the gourmet kitchen, perfectly positioned between the dining area and the main living room, making it an ideal space for entertaining. It features a gas cooktop, built-in microwave and oven, range hood, a large quartz island with seating, and elegant design details throughout. A generous west-facing ground-level patio stretches across the home, overlooking the central courtyard, with direct access from the main living area. Upstairs, the expansive primary bedroom includes a walk-in closet and a full ensuite with dual sinks and a walk-in shower with tile surround. Two additional well-sized bedrooms, a laundry area, and a full bathroom complete the second level. The 17' x 18' rooftop patio offers breathtaking views with east and west exposure, perfect for soaking up the sun year-round. The lower level features a welcoming foyer with storage and an office/flex room, ideal for a home office, media room, or gym. The private double attached garage ensures your vehicles and valuables stay safe and warm throughout the year. Additional upgrades include A/C rough-in, natural gas lines for BBQs on both patios, and a comprehensive 3-year extended workmanship warranty program. This stunning property provides all the conveniences of downtown living without the congestion. Located just minutes ...

Bonus Room 10.58 M x 15.58 M

Living room 17.42 M x 14.92 M

Kitchen 15.08 M x 15.00 M

Dining room 21.17 M x 11.25 M

2pc Bathroom .00 M x .00 M

Primary Bedroom 12.33 M x 15.33 M

4pc Bathroom .00 M x .00 M

4pc Bathroom .00 M x .00 M

Bedroom 10.67 M x 9.50 M

Bedroom 10.17 M x 11.58 M

Other 17.25 M x 18.00 M

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

Listing Presented By:



Originally Listed by:  
Charles

<http://www.kevinfrench.ca/>



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
[cm.mackenzie@shaw.ca](mailto:cm.mackenzie@shaw.ca)