



## 54 Sovereign Heights Calgary Alberta

\$1,079,900

The Rouge urban townhome with NO CONDO FEES at Crown Park features 3 bedrooms, 2.5 bathrooms, an office/flex space, a double attached garage and 3 outdoor living areas, including a 300 square foot rooftop patio! This brand-new property features nearly 2,200 square feet of interior living space and over 600 square feet of outdoor living space. The open concept main living area has been thoughtfully designed with a spacious living space that features 9' ceilings and oversized windows that allow natural light to pour through the home from morning to night. The gourmet kitchen is the central focus of the level with the dining area on one side and the main living room on the other - making this home the perfect space for entertaining. The kitchen includes a gas cooktop, built-in microwave & oven, range hood, large quartz island with seating and beautiful design touches throughout. A large East-facing balcony spans the width of the home and overlooks a green space with direct access to living room. The upper level includes an expansive primary bedroom with a walk-in closet and full ensuite including dual sinks and a walk-in shower. Two more comfortably-sized bedrooms, a laundry area, and a full bathroom complete the second level. The 17'x18' rooftop patio has breathtaking views of the surroundings with East and West exposure allowing you to soak up the sun all year long. The lower level has a comfortable foyer with storage and an office/flex room perfect for a home office, media room or gym with a sound level patio providing added convenience for an urban lifestyle. The private double attached garage with double car driveway is perfect for keeping your vehicles and valuables safe and warm all year long. Additional upgrades include an A/C rough-in, natural gas lines to BBQ on your balcony and rooftop patio, plus a comprehensive 3-year extended workmanship warranty program...

Other 10.58 Ft x 13.92 Ft  
Great room 17.33 Ft x 14.50 Ft  
Kitchen 15.00 Ft x 14.92 Ft  
Dining room 21.00 Ft x 12.00 Ft  
2pc Bathroom 5.83 Ft x 4.92 Ft  
Primary Bedroom 12.17 Ft x 15.33 Ft

4pc Bathroom 13.17 Ft x 5.00 Ft  
Bedroom 10.08 Ft x 9.33 Ft  
Bedroom 10.50 Ft x 9.58 Ft  
4pc Bathroom 10.00 Ft x 5.00 Ft  
Laundry room 3.33 Ft x 3.00 Ft

Listing Presented By:



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