



15 Sovereign Heights Calgary Alberta

\$1,299,900

OPEN HOUSE - SATURDAY NOVEMBER 30th FROM 1:00-3:00! The stunning Executive Infills by Brookfield Residential offer unparalleled functionality and design and are situated on one of Calgary's most coveted pieces of land - Crown Park. With nearly 2,500 square feet of living space + a developed legal basement suite with its own private entrance, this property is ideal for professionals, families and investors. The beautifully designed main level features wide-plank hardwood flooring, 10 ft ceilings, and a bright and spacious open concept design that isn't reminiscent of your typical infill. The central kitchen is complete with warm natural wood-tone base cabinets, timeless white upper cabinets and stunning quartzite countertops including a waterfall island. The kitchen overlooks both the front living area and rear dining room, but intentional design separates the spaces, ideal for more formal evenings. The main level has direct access to the oversized double attached garage via a sprawling mud room and a wall of west-facing patio doors provide direct access from the dining room to the low-maintenance concrete patio / outdoor space. Hardwood flooring and iron spindle railings lead to the second level where there is a built-in desk in the hallway and 9' ceilings throughout. The expansive primary suite is at the front of the home and complete with a walk-in closet and 5pc ensuite with pedestal soaker tub, tiled shower with 10mm glass surround and bench, dual sinks, and a private water closet. The secondary bedrooms are at the opposite end of the home, separated by the main bathroom and laundry room that is complete with additional storage and a laundry sink. The top level of the property is an entertainer's dream with 9' ceilings and a flex space that is complete with a wet bar and 2 pc bathroom - offering endless options but ideal for entertaining with its direct access ...

Primary Bedroom 13.08 M x 12.75 M

5pc Bathroom 9.08 M x 13.58 M

Other 5.67 M x 9.08 M

Laundry room 5.67 M x 8.58 M

Bedroom 9.33 M x 12.75 M

Bedroom 9.33 M x 12.75 M

Other 17.83 M x 8.75 M

Living room 14.67 M x 12.00 M

Bedroom 9.83 M x 13.75 M

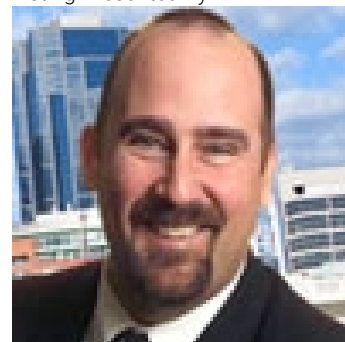
4pc Bathroom 8.00 M x 5.00 M

Laundry room .00 M x .00 M

Great room 19.00 M x 14.67 M

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

Listing Presented By:



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5pc Bathroom 5.00 M x 11.33 M
Bonus Room 14.33 M x 19.00 M
2pc Bathroom .00 M x .00 M
Other 19.25 M x 14.50 M

Foyer 7.25 M x 5.25 M
Kitchen 14.83 M x 16.25 M
Dining room 13.17 M x 12.92 M