



19 Sovereign Heights Calgary Alberta

\$1,299,900

OPEN HOUSE SUNDAY, JANUARY 19th 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 over 2,400 square feet of living space + a fully developed basement, this home is perfect for professionals or a growing family. 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 timeless cabinets with an accent island, stone countertops, a built-in gas cooktop, built-in oven and microwave and a seamlessly integrated hood fan. The kitchen overlooks the expansive main level living area with a wall of west-facing windows that overlook the outdoor living space and allow natural light to pour through the space all day long. The dining room is located at the front of the home, just steps from the kitchen, with added privacy for a more formal space to host in. The main level has direct access to the oversized double attached garage via a sprawling mud room. A 2 pc bathroom and double closets off of the large entryway complete the main level. Hardwood flooring and iron spindle railings lead to the second level where the three bedrooms are located. The expansive primary suite is at the back 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 - o...

Recreational, Games room 18.17 Ft x 21.92 Ft

Bedroom 15.17 Ft x 10.08 Ft

4pc Bathroom 4.92 Ft x 8.00 Ft

Storage 4.58 Ft x 6.67 Ft

Living room 19.08 Ft x 12.83 Ft

Kitchen 19.08 Ft x 19.50 Ft

Other 5.67 Ft x 8.67 Ft

Primary Bedroom 13.17 Ft x 16.50 Ft

5pc Bathroom 9.25 Ft x 13.42 Ft

Bedroom 9.50 Ft x 12.75 Ft

Bedroom 9.42 Ft x 13.08 Ft

5pc Bathroom 4.92 Ft x 11.33 Ft

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/>

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca

Dining room 16.00 Ft x 10.75 Ft
2pc Bathroom 3.25 Ft x 8.33 Ft

Bonus Room 19.08 Ft x 19.08 Ft
2pc Bathroom 4.42 Ft x 4.92 Ft