



# 228 Sovereign Common Calgary Alberta

\$965,000

Perched at the highest point in Crown Park with the BEST VIEWS in the complex, this sophisticated Rouge walk out end-unit townhome was one of the first sold by the developer, offering a rare blend of urban convenience, contemporary design and DIRECT CITY SKYLINE VIEWS FROM 3 LEVELS setting it apart from other units (NO GST!). Steps from walking paths, parks, the Bow River, and LRT access, this home places the best of the city and nature right at your doorstep. A private east-facing front patio overlooks the community's expansive green space and beautifully maintained raised garden beds -- an inviting introduction to the lifestyle that awaits. Inside, the entry-level welcomes you with a flex space ideal for a home gym, office, or studio, as well as access to a private double attached garage with additional storage. Ascend to the main living level, where soaring ceilings and a sun-drenched open floor plan define the heart of the home. The chef-inspired kitchen features a premium stainless steel appliance package, sparkling quartz countertops, and a waterfall island. A stylish adjacent bar area, complete with wine fridge and additional cabinetry, is perfect for entertaining and crafting your signature cocktail. The dining room serves as the hub for hosting memorable meals, while the spacious living room centers around a sleek linear gas fireplace ready with TV wall mount already installed. Step out onto the east-facing balcony, with full city views, overlooking the community's tranquil green space--perfect for morning coffee or evening unwinding. On the upper level, discover three well-appointed bedrooms, a bonus flex area, and convenient upper laundry. The primary suite features a 4-piece ensuite and walk-in closet, while two additional bedrooms share a beautifully designed 3-piece bath. The central bonus area offers a perfect spot for a kids' play area, study nook, ...

Kitchen 17.00 Ft x 16.33 Ft  
Dining room 15.08 Ft x 9.92 Ft  
Living room 17.50 Ft x 14.92 Ft  
Other 22.00 Ft x 7.75 Ft  
2pc Bathroom 5.67 Ft x 5.42 Ft  
Bonus Room 14.00 Ft x 13.33 Ft

Bedroom 10.00 Ft x 9.17 Ft  
4pc Bathroom 10.67 Ft x 5.33 Ft  
4pc Bathroom 12.83 Ft x 5.25 Ft  
Other 22.67 Ft x 16.75 Ft  
Other 14.00 Ft x 13.33 Ft  
Foyer 14.08 Ft x 4.50 Ft

Listing Presented By:



Originally Listed by:  
Charles

**RE/MAX Realty Professionals**

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Laundry room 7.58 Ft x 5.33 Ft

Primary Bedroom 14.00 Ft x 11.42 Ft

Bedroom 10.00 Ft x 9.17 Ft

Furnace 18.83 Ft x 3.33 Ft

Other 21.42 Ft x 9.50 Ft