

## 304 Sovereign Common Calgary Alberta

\$833,049

An incredible opportunity to own a brand-new home in one of the most desirable locations in the entire city! Homeowners can purchase with confidence when buying at Crown Park - with their new home being built by a trusted and award-winning builder - Brookfield Residential. With green space views from the patio this stunning one-of-a-kind property offers an unrivalled inner-city lifestyle. This beautiful new home features over 2,000 sq.ft of interior living space over 3 levels with 3 bedrooms, 2.5 bathrooms, a flex space, 400 sq.ft of outdoor living space and a private double attached garage! The main level features an open concept kitchen with large island, gas cooktop, built-in microwave and oven, and chimney hood fan - all overlooking the main living and dining areas, making the perfect space for entertaining! The main living area features 9' ceilings in the kitchen, living and dining areas with oversized 8' windows making for a bright and inviting space all day long. Completing the main level is a 2-pc powder room and a large patio offering additional outdoor space for the summer months and is accessed directly off of the main living area. The top level features a spacious primary bedroom with walk-in closet and 4 pc ensuite including dual sinks, two more bedrooms, a full 4 pc bathroom and convenient upper floor laundry. The property is equipped with a BBQ gas line and A/C rough-in! Crown Park is Calgary's newest inner-city community, combining striking architectural design and modern elegance in its professionally curated interior finishes. Set upon 13 acres of exquisite green spaces; the rolling landscape of the site influenced the design of these park-side properties allowing for panoramic views of the downtown skyline. Do not wait - opportunities like this are rarely available in Calgary and there is no land like this elsewhere! Full comprehensive 2-year war...

Office 10.58 Ft x 15.58 Ft

Living room 17.42 Ft x 15.00 Ft

Kitchen 15.08 Ft x 15.00 Ft

Dining room 21.17 Ft x 11.25 Ft

2pc Bathroom 5.00 Ft x 4.67 Ft

Primary Bedroom 12.33 Ft x 15.33 Ft

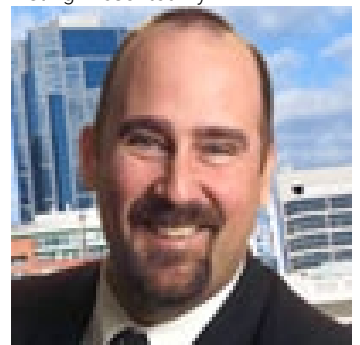
4pc Bathroom 13.50 Ft x 5.00 Ft

Bedroom 10.58 Ft x 11.67 Ft

Bedroom 10.17 Ft x 11.17 Ft

4pc Bathroom 9.33 Ft x 5.00 Ft

Listing Presented By:



Originally Listed by:  
CHARLES

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