



## 611 Sovereign Common Calgary Alberta

\$679,900

Welcome to the Regent at Crown Park - a thoughtfully designed townhouse that offers single-level bungalow style living without compromise. Designed with down-sizers in mind, this maintenance-free townhouse combines a bungalow lifestyle with a double attached garage - all while giving you a maintenance-free lifestyle, perfect for those who travel, or simply just don't want the hassle of exterior maintenance, landscaping or snow removal! This brand new 3 bedroom, 2 bathroom townhome has nearly 1,300 ft<sup>2</sup> of living space over one level and a lower level with virtually endless storage and a private double attached garage! The brilliantly designed living area was created for entertainment with a central kitchen that opens to the living and dining areas with a wall of windows that flood the space with natural light. The timeless kitchen has white shaker cabinets, light quartz countertops and a suite of built-in appliances including a chimney hood fan, gas cooktop and built-in oven. The sprawling kitchen overlooks both the living and dining areas, ensuring the chef is never left out. A central fireplace with floor-to-ceiling plaster finish anchors the main living area with ample space for 6 to sit comfortably. The large dining area has space for a table and buffet if desired, providing flexible furnishing options to meet your needs. The primary suite is located at the back of the home and features a large walk-in closet and spa-inspired ensuite with dual sinks and a tiled walk-in shower. The centrally located laundry room, complete with upper cabinetry and a countertop for added convenience, perfectly separates the primary suite from secondary rooms for optimal privacy. Two additional bedrooms and a full bathroom round out this expansive single-level living space. The secondary rooms provide added flexibility for a guest room(s), home office, media room or studio space - w...

Furnace 7.25 Ft x 16.75 Ft

Kitchen 19.33 Ft x 11.25 Ft

Living room 18.00 Ft x 13.58 Ft

Dining room 8.58 Ft x 13.58 Ft

Primary Bedroom 11.25 Ft x 12.50 Ft

4pc Bathroom 10.75 Ft x 9.92 Ft

Bedroom 9.08 Ft x 12.67 Ft

Bedroom 10.00 Ft x 9.25 Ft

4pc Bathroom 6.42 Ft x 8.42 Ft

Laundry room 5.50 Ft x 7.33 Ft

Furnace 3.50 Ft x 3.00 Ft

Listing Presented By:



Originally Listed by:  
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