



613 Sovereign Common Calgary Alberta

\$675,000

Welcome to the Regent at Crown Park, a beautifully crafted bungalow-style townhome offering true single-level living without compromise! This unique design combines the benefits of a bungalow lifestyle without compromising on storage or garage space, all while moving into a brand new beautiful home with full warranty! Thoughtfully designed with down-sizers in mind, this maintenance-free residence is perfect for those who travel or simply prefer a lock-and-leave lifestyle free from exterior upkeep, landscaping, or snow removal. This brand-new 3-bedroom, 2-bathroom home offers nearly 1,300 sq.ft. of well-planned living space on one level, plus a lower level featuring extensive storage and access to the oversized double garage. At the heart of the home, a stunning open-concept living area was created for effortless entertaining. The central kitchen seamlessly connects the living and dining spaces while a full wall of south-west facing windows floods the interior with natural light all year long. Timeless finishes include warm-tone natural wood shaker maple cabinetry, light quartz countertops, and a premium built-in appliance package featuring a gas cooktop, built-in oven, and chimney hood fan - ensuring the chef is always part of the conversation. A striking floor-to-ceiling tile fireplace anchors the great room, offering a warm focal point and comfortable seating for gatherings. The spacious dining area easily accommodates a full table and buffet, providing exceptional furnishing flexibility. Privately positioned at the rear of the home, the primary retreat features a generous walk-in closet and spa-inspired ensuite with dual vanities and a tiled walk-in shower with 10mm glass. A centrally located laundry room with upper cabinetry and folding counter enhances everyday convenience while naturally separating the primary suite from the secondary bedrooms. Two additional...

Furnace 16.58 Ft x 7.33 Ft
 Kitchen 11.08 Ft x 14.83 Ft
 Living room 13.67 Ft x 17.25 Ft
 Dining room 13.58 Ft x 9.25 Ft
 Primary Bedroom 12.58 Ft x 11.17 Ft

4pc Bathroom 9.92 Ft x 10.67 Ft
 Bedroom 9.17 Ft x 10.00 Ft
 Bedroom 12.83 Ft x 9.08 Ft
 4pc Bathroom 8.33 Ft x 6.33 Ft
 Laundry room 7.33 Ft x 5.50 Ft

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