



706 Sovereign Common Calgary Alberta

\$849,900

Welcome to 706 Sovereign Common SW, a brand-new Stanley Walkout by Brookfield Residential in the sought-after inner-city community of Crown Park. Offering nearly 2,200 sqft of developed living space, this thoughtfully designed multi-level townhome features 3 bedrooms, 2.5 bathrooms, a dedicated home office, a spacious lower-level flex room, two outdoor living spaces and a private double attached garage. The walkout level welcomes you with a bright and spacious flex room offering endless possibilities for a media room, home gym, studio, additional office or guest space. Large windows and direct access to the covered patio extend the living space outdoors, while the double attached garage provides secure parking and additional storage. The main living level is designed for effortless everyday living and entertaining. The open-concept layout brings together the kitchen, dining area and family room, with large windows allowing natural light to fill the space. The upgraded gourmet kitchen serves as the heart of the home, featuring a large central island, a gas cooktop, built-in wall oven and microwave, chimney hood fan, and a spacious pantry. The adjoining family room features extended-ceiling height and is anchored by a fireplace, while doors lead directly onto the expansive balcony for seamless indoor-outdoor living. A dedicated 2-piece powder room completes this level. The upper level is thoughtfully designed with a spacious primary retreat featuring a walk-in closet and a beautifully upgraded 4-piece ensuite with dual vanities and a fully tiled walk-in shower with a tiled base. Two additional bedrooms, a full bathroom, dedicated office or flex space, and conveniently located laundry complete the upper floor, providing an excellent balance of comfort and functionality. Additional upgrades throughout the home include upgraded railings, thoughtfully selected finishes, ...

Other 17.42 Ft x 13.92 Ft

Kitchen 17.42 Ft x 16.42 Ft

Dining room 21.08 Ft x 10.17 Ft

Living room 17.42 Ft x 14.58 Ft

2pc Bathroom .00 Ft x .00 Ft

Primary Bedroom 15.08 Ft x 12.67 Ft

4pc Bathroom .00 Ft x .00 Ft

Bedroom 9.25 Ft x 8.75 Ft

Bedroom 9.25 Ft x 8.33 Ft

4pc Bathroom .00 Ft x .00 Ft

Office 8.00 Ft x 7.92 Ft

Laundry room .00 Ft x .00 Ft

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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