

**1117 Russet Road
Calgary, Alberta**

MLS # A2223022



\$859,000

Division:	Renfrew		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,582 sq.ft.	Age:	2019 (6 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Insulated		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Pie Shaped Lot, See Remarks		

Heating: In Floor, Fireplace(s), Forced Air, Natural Gas

Floors: Carpet, Hardwood, Tile

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Silent Floor Joists, Stone, Stucco, Wood Frame

Foundation: Poured Concrete

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Features: Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s), Wet Bar

Inclusions: Builder-installed sump pump

Welcome to 2200 square feet of urban excellence! This remarkably well-designed executive home provides every element for a complete urban lifestyle on one of the most desirable areas of Calgary. Walkable to downtown, the Bow river, Nose Creek, and an abundance of amenities - this is the perfect location to call home in the heart of Renfrew's abundant mature trees and character homes. * THE MAIN FLOOR layout is thoughtful, well-appointed and remarkably spacious while highly functional. The flexibility of the open design easily accommodates entertaining a large number of guests, or enjoying day-to-day living. The large contemporary kitchen comes complete with quartz counters, a generously-sized quartz waterfall island, a custom-built pantry, and premium stainless appliances including natural gas stove & over-sized stainless fridge. The open dining/living room areas create flow and flexibility allowing for conversation & social interaction, with the half bath conveniently located nearby. Access between floors is via a centrally located bright and inviting staircase. * LOOKING UPSTAIRS, all three bedrooms boast custom built-in closet systems, while the spacious master further provides a roomy 5 piece ensuite complete with dual vanities, jetted tub, custom tile shower and luxurious heated tile floor. The secondary bedrooms are large and bright, adjacent to a shared full bathroom. The large laundry room is also upstairs, ensuring that clothes are washed near where they are worn. * THE FULLY FINISHED BASEMENT continues the home's delightful blend of features and function. The large rec-room is flexible for almost any desired use - from home theatre, to games room. The custom cabinetry makes accessing regularly-used items easy while keeping them out of sight. The open wet bar provides yet more built-in

cabinets and quartz countertops, plus wine fridge. The balance of the basement holds an over-sized bedroom, a full 4 piece bath, an efficiently sized mechanical room, plus a storage room. You'll also enjoy some of the many other features: built-in speakers, premium window coverings, high ceilings on all floors, ample natural light, and the comfort of central air conditioning. * THE PRIVATE WEST-FACING BACK YARD is fully-fenced with grassed area plus large 200+ sq.ft. deck, and accesses the fully-insulated double garage. The paved back alley is a rare perk that you can't overlook as well! - BEYOND THE HOME: the walkability is amazing! In under a 5 MINUTE WALK is an incredible array of amenities - including the aquatic centre, tennis courts, indoor & outdoor ice rinks, community centre, soccer & athletic areas, parks, playgrounds, baseball diamonds, daycares, pre-schools, and elementary / junior high schools! In a 10-15 MINUTE WALK: you could be embarking on the nose creek pathways, or visiting the rich array of businesses, restaurants and services along Edmonton Trail. Why would you want to live anywhere else?