

1115B Reader Crescent NE Calgary, AB T2E 5J8

Residential Incomplete

A1133358

DOM: 0
CDOM:

LP: \$0.00
OP:

Banner:

Stunning new build / Private cul-de-sac / fronting onto a green space / enless upgrades / west yard



Class:	Detached	City:	Calgary
County:	Calgary	District:	CAL Zone CC
Type:	House	Subdivision:	Renfrew
Levels:	Two	Ttl Beds:	4
Year Built:	2019 New Home	F/H Bth:	3/1
LINC#:	0038465101	LP/SF:	No
Arch Style:	2 Storey	Suite:	No
Possession:	Immediate, Negotiable	Lot Size:	3552 SqFt
Lot Dim:		Lot Depth:	41.73 M 136.92'
Front Length:	13.54M 44` 5"	Lot:	51
Legal Desc:	1912086;5;51	Condo:	No
Legal Pln:	1912086 Blk: 5		
Zoning:	R-C2	Tax Amt/Yr:	\$7,703.00/2021
Title to Lnd:	Fee Simple	Loc Imp Amt:	
Disclosures:	No Disclosure	Front Exp:	E
Restrict:	None Known		

Public Remarks: No detail was spared in this EXCEPTIONAL BRAND-NEW CUSTOM HOME on one of the best streets in the community directly ACROSS THE STREET FROM A TREED GREEN SPACE on an OVERSIZED PIE-SHAPED LOT with a tranquil WEST-FACING BACKYARD. An abundance of HIGH-END UPGRADES, STYLISHLY DESIGNED DECOR and LUXURIOUS EXTRAS throughout including VOICE CONTROL AUTOMATION and warm modern interior selections. Immediately be impressed by the gleaming wide plank HARDWOOD FLOORS, 10' CEILINGS, open concept floor plan and a wealth of NATURAL LIGHT. Relax in front of the VENETIAN PLASTER FIREPLACE in the living room with CUSTOM MILLWORK built-ins. Entertaining is the focus of the GOURMET KITCHEN featuring HIGH-END KITCHEN-AID PRO SERIES appliances, 6 BURNER GAS STOVE, full-height cabinets, under cabinet lighting, QUARTZ COUNTERTOPS and massive breakfast bar island with a splash of cobalt blue adding a cool sophistication. Centering the open great room is the gorgeous dining room with DESIGNER LIGHTING and UNOBSTRUCTED SIGHTLINES for easy conversations. Privately tucked away is the ULTRA-STYLISH POWDER ROOM with a thoughtful pop of cobalt blue, pulling the design together. Hide away the seasonal clutter in the HUGE MUDROOM with built-in storage that leads to the BACKYARD OASIS. Relish in the summer sun, barbecuing on the FULL-WIDTH COMPOSITE DECK with a GAS LINE while the kids play in the grassy yard privately nestled behind the OVERSIZED DOUBLE DETACHED GARAGE. At the end of the day ascend the artistry designed staircase illuminated by SUNNY SKYLIGHT to the upper level. Feel spoiled daily in the elegant master retreat overlooking the park with grand 10' TRAY CEILING, makeup vanity, CUSTOM WALK-IN CLOSET and INDULGENT ENSUITE boasting IN-FLOOR HEATING, A CURBLESS DUAL HEAD RAIN SHOWER and a FREE-STANDING SOAKER TUB. 2 additional bedrooms on this level are both spacious and bright and share the 5-PIECE FAMILY BATHROOM. Laundry with cabinet and sink is also conveniently situated on this level. The grandeur continues into the FINISHED BASEMENT that provides the perfect place to unwind in the rec room with a splattering of cobalt blue tying the design into the main level and a fantastic WET BAR to grab a snack or refill your drink. This level is also home to a 4TH BEDROOM, 4-PIECE BATHROOM, tons of storage and a FLEX ROOM that is ready for you to customize to your lifestyle as a gym, office, playroom or whatever suits your needs. The DECEDENT UPGRADES ARE ENDLESS including a 4-zone furnace allowing for ultimate comfort on all levels, hot water on demand, Ecobee smart thermostat, air conditioning and Vacu-flo are both roughed in and much more! All this and a PHENOMENAL LOCATION in a historical community that offers an easy commute downtown, has many family-friendly amenities at the Renfrew Athletic park, swimming pool, skating rink and community centre. Also, within walking distance is Edmonton Trail and Bridgeland with even more unique shops and restaurants to explore.

Directions:

Rooms & Measurements

Baths:	2P 1	3P 0	4P 2	5P 0	6P 0	Bed Abv: 3	Main: 95	Mtr2	1,026	SqFt
EnSt Bth:	0	0	0	1	0	Rms Abv: 6	Upper: 107	Mtr2	1,148	SqFt
Garage Dim:	20` 7" x 20` 5"						Blw Grade: 88	Mtr2	944	SqFt
							Total AG: 202	Mtr2	2,174	SqFt

Property Information

Basement:	Finished, Full	Lndry Feat:	Sink, Upper Level
Heating:	High Efficiency, In Floor, Forced Air, Natural Gas, See Remarks	Cooling:	Rough-In
Construction:	Stone, Stucco, Wood Frame	Fireplaces:	1/Gas, Living Room
Foundation:	Poured Concrete	Flooring:	Carpet, Hardwood, Tile
Exterior Feat:	Garden, Private Yard	Fencing:	Fenced
Roof Type:	Asphalt Shingle	Balcony:	Deck, Front Porch
Reports:	Floor Plans		
Parking:	Double Garage Detached, Garage Faces Rear, Oversized, Paved Total: 2		
Features:	Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Skylight(s), Soaking Tub, Stone Counters, Storage, Tray Ceiling(s), Walk-In Closet(s), Wet Bar		

Comm Feature: Golf, Park, Schools Nearby, Playground, Pool, Sidewalks, Street Lights, Tennis Court(s), Shopping Nearby
Lot Features: Back Lane, Back Yard, Front Yard, Lawn, Garden, Landscaped, Level, Street Lighting, Pie Shaped Lot, Views
Goods Include: 4-zone furnace, hot water on demand, Ecobee smart thermostat
Appliances: Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Wine Refrigerator
Other Equip: Garage Door Opener

Rooms Information

Type	Level	Dimensions	Type	Level	Dimensions
Living	Main	14`6" x 14`5"	Dining	Main	14`11" x 9`9"
Kitchen	Main	15`6" x 15`6"	Mud Rm	Main	7`11" x 15`6"
Laundry	Upper	7`11" x 9`4"	Game	BSMT	14`1" x 27`1"
Storage	BSMT	15`7" x 7`5"	Frn/Util	BSMT	7`6" x 13`5"
Primary Bed	Upper	18`6" x 17`5"	Bedrm	Upper	11`3" x 12`8"
Bedrm	Upper	11`4" x 12`8"	Bedrm	BSMT	13`10" x 10`11"
2pc Bathroom	Main	0`0" x 0`0"	5pc Ensuite bath	Upper	0`0" x 0`0"
4pc Bathroom	Upper	0`0" x 0`0"	4pc Bathroom	BSMT	0`0" x 0`0"

Agent & Office Information

List REALTOR@: Trung Bien  trung@trungbien.ca	Phone: 403-401-4222
List Firm: EXP REALTY	Phone: 403-262-7653
Firm Address: 280 23 SUNPARK DRIVE SE, CALGARY, T2X3V1	
CoList REALTOR@: James Tunnell	Phone: 403-585-9490
CoList Firm: EXP REALTY	Phone: 403-262-7653
Appt: Please use ShowingTime	
Showing Contact: Trung Bien 403-401-4222	List Date:
Comm: 3.5% on the 1st 100,000 & 1.5% on the BOSP NET GST	Expiry Dt:
LB Type/Info: Other/Door code	With Dt:
Owner Name: SIENA VENTURES INC.	Ownership: Private
Occupancy: New; Never Occupied	Exclusion: No
Member Rmks: Basement flex room can be designed to buyer's needs at buyer's cost. Can we also add in the private remarks that RPR will be provided upon completion of the fence on the south side. Listing status will be acknowledged upon showing request. Showing time only to confirm appointment. Seller requests deposit in certified funds. Please call Trung at 403-401-4222 with any questions or offers. Thank you!	SRR: No

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).