

416 Sovereign Common SW Calgary, Alberta

MLS # A2141090



\$933,000

Division:	Shaganappi		
Type:	Residential/Five Plus		
Style:	3 Storey		
Size:	1,800 sq.ft.	Age:	2024 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 378
Basement:	Finished, Partial	LLD:	-
Exterior:	Brick, Cement Fiber Board, Composite Siding, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	None		

The Rouge urban townhome at Crown Park features 3 bedrooms, 2.5 bathrooms, an office/flex space, a double attached garage and two outdoor living areas, including a 300 square foot rooftop patio! This brand-new property features nearly 2,200 square feet of interior living space and almost 500 square feet of outdoor living space. The open concept main living area has been thoughtfully designed with a spacious living space that features 9' ceilings and oversized windows that allow natural light to pour through the home from morning to night. The gourmet kitchen is the central focus of the level with the dining area on one side and the main living room on the other - making this home the perfect space for entertaining. The kitchen includes a gas cooktop, built-in microwave & oven, range hood, large quartz island with seating and beautiful design touches throughout. A large West-facing ground level patio spans the width of the home and overlooks the central courtyard with direct access from the main living area. The upper level includes an expansive primary bedroom with a walk-in closet and full ensuite including dual sinks and a walk-in shower. Two more comfortably-sized bedrooms, a laundry area, and a full bathroom complete the second level. The 17'x18' rooftop patio has breathtaking views of the surroundings with East and West exposure allowing you to soak up the sun all year long. The lower level has a comfortable foyer with storage and an office/flex room perfect for a home office, media room or gym providing added convenience for an urban lifestyle. The private double attached garage is perfect for keeping your vehicles and valuables safe and warm all year long. Additional upgrades include an A/C rough-in, natural gas lines to BBQ on your lower and upper patios, plus a comprehensive 3-year extended workmanship warranty program. LIMITED Promotion

- FREE A/C (fully installed) or \$5,000 towards window coverings selections at Sonata Design! This stunning property offers the conveniences of living downtown without the congestion. Crown Park is located just minutes from downtown Calgary with stunning surroundings - a truly unique opportunity to own a stunning brand-new property. *Note: photos are from a show home model and are not an exact representation of the property for sale.