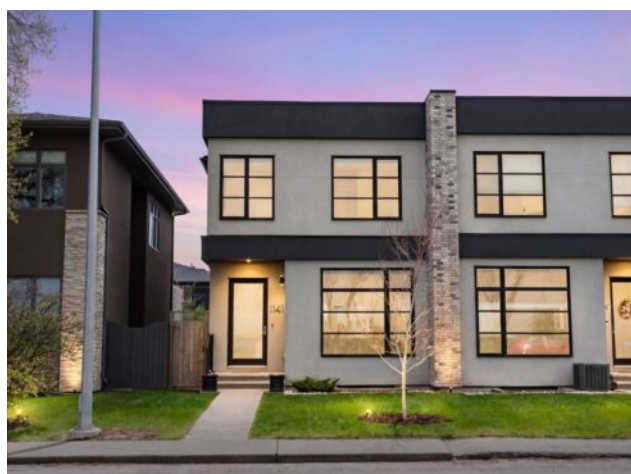


1141 Renfrew Drive NE  
Calgary, Alberta

MLS # A2313976



## \$999,900

<b>Division:</b>	Renfrew		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,967 sq.ft.	<b>Age:</b>	2017 (9 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Level		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bar, Bidet, Built-in Features, Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Smart Home, Storage, Walk-In Closet(s)

**Inclusions:** N/A

Welcome to this elegant, thoughtfully designed home in the highly desirable community of Renfrew. 1141 Renfrew Drive is perfectly situated on a quiet, low-traffic street lined with mature trees that canopy over the road, creating a charming and peaceful setting. This exceptional location offers both privacy and convenience, with walking access to green spaces and pathways including Tom Campbell's Hill, while Bridgeland, TELUS Spark, the Calgary Zoo, downtown, golf courses, hockey arenas, and countless amenities are only minutes away. The true showpiece of the home is the stunning custom kitchen by Legacy Kitchens, thoughtfully designed for both everyday living and entertaining. Featuring a massive 16-foot island with seating for up to 8 people, this incredible space also offers upgraded appliances, modern finishes, extensive cabinetry, tasteful backsplash details, and stylish open shelving. Paired with soaring 10-foot ceilings, the main floor creates an open and elevated entertaining space rarely found. The inviting south-facing living room showcases a beautiful fully tiled gas fireplace and oversized French doors that fully open to the rear deck, creating seamless indoor/outdoor living. A functional mudroom entry from the garage with a walk-in closet adds exceptional everyday storage and convenience. Upstairs, the luxurious primary retreat features a spacious bedroom and spa-inspired ensuite complete with upgraded tile, steam shower, soaker tub, double vanity, prep/makeup counter, and a large walk-in closet with tasteful built-ins. Two additional bright bedrooms, a spacious laundry room, and a convenient 4-piece bathroom complete the upper level. The fully developed basement offers a large family room with wet bar and built-in entertainment storage, an additional bedroom with a walk-in closet, and a full

bathroom ideal for guests or larger families. Outside, the tastefully landscaped yard creates a warm and welcoming atmosphere, while the detached double garage adds further convenience. Additional upgrades include beautiful Maplewood staircase and railings, engineered hardwood flooring, ensuite tile and upgraded carpet all custom selected, closet built-ins in each room, and additional cabinetry and counterspace throughout. This is a rare opportunity to own a highly upgraded home in one of Calgary's most sought-after inner-city communities.