

\$1,499,800 - 1017 Radford Road Ne, Calgary

MLS® #A2145340

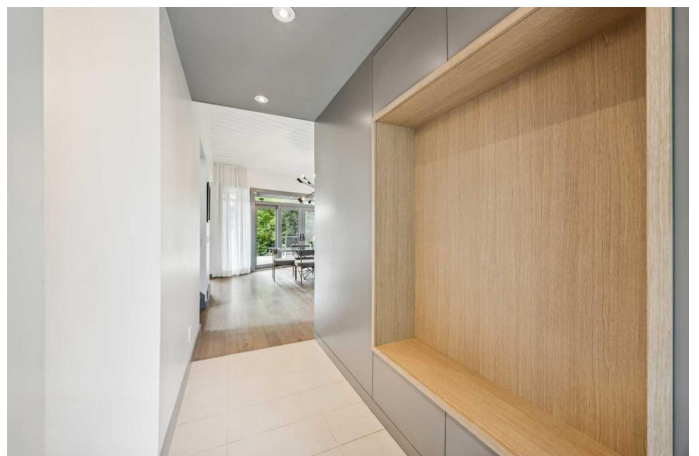
\$1,499,800

5 Bedroom, 4.00 Bathroom, 1,862 sqft
Residential on 0.15 Acres

Renfrew, Calgary, Alberta

OPEN HOUSE Saturday June 29 12-2pm -

Located in the established inner-city neighbourhood of Renfrew on a 50'x135' lot this architecturally designed home is truly exceptional. Built by Award Winning Alloy Homes, who specialize in designing and building the finest modern homes in Alberta, imbued with uncommon character and charm not typically found in modern builds. Almost 3200 sf of exceptional total indoor living space with thoughtful flow for family living and entertaining. This home has a total of 5 bedrooms plus a large flex space that can also be used as a 6th bedroom, 3.5 baths. Escape to your private vacation oasis to truly relax on your professionally landscaped garden patio or any of the 5 zoned outdoor seating areas which all include low maintenance rock & garden-scapes with grass you never have to mow. The two-bedroom LEGAL suite (vacant) with its own address (1019), 9 ft ceilings, own entry, patio and laundry provide generous income or flexibility. Comfortably entertain in the open-concept principal rooms on the main floor, featuring 18' vaulted ceilings with Scandinavian bleached wood cladding and custom millwork which houses tv with panels that slide to hide when not in use. Enjoy your double-sided natural gas fireplace from both living and dining rooms. Large, inviting dining room featuring a wall of windows and sliding doors for true indoor/outdoor living. The massive kitchen features custom, soft-close cabinetry,



custom quartz countertops, 10 ft island and premium appliances. The pull-out pantry & wall pantry offer an abundance of storage.

The main floor is complete with a bedroom or office at the front of the home offering the option to age in place and full bathroom with water closet, mudroom plus a planned future elevator space. Retreat to your peaceful primary suite overlooking the beautiful south-facing backyard, 12 ft ceiling, ample built-ins, floor-to-ceiling walk-thru closet space, and custom hand painted feature wall. Melt the day away in your sumptuous ensuite with double sinks, stand-alone tub, separate full glass shower, heated floors, huge sky-light and motion-activated under-vanity lighting. 2nd floor is flooded with light with skylights and huge windows that brighten the laundry, second large bedroom with built-in desk. Basement is home not only to the legal suite but also an owner's flex space that can be used as a gym or studio with massive south facing windows, 9 ft ceiling and 2pc bathroom with space to add a shower. The beautiful legal suite has two spacious bedrooms, 9 ft ceiling, in-suite laundry, custom kitchen cabinets, SS appliances, built-in desk, extra sound proofing and separately controlled heated basement slab. The backyard offers unexpected privacy for city-centre living. Outdoor features include Batu wood on all decks (50 year life), cedar fencing, drip irrigation and double detached garage. This high-end home must be seen to be truly appreciated.

Built in 2017

Essential Information

MLS® #	A2145340
Price	\$1,499,800
Sold Price	\$1,640,000

Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,862
Acres	0.15
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Sold

Community Information

Address	1017 Radford Road Ne
Subdivision	Renfrew
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 5G6

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Heated Garage, On Street

Interior

Interior Features	Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, See Remarks, Soaking Tub
Appliances	Dishwasher, Garage Control(s), Gas Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings, Wine Refrigerator
Heating	Central, High Efficiency, In Floor, Forced Air, Natural Gas, See Remarks
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Other, See Remarks
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, See Remarks, Suite

Exterior

Exterior Features	BBQ gas line, Lighting, Private Yard
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Lot Description	Back Lane, City Lot, Front Yard, Low Maintenance Landscape, Landscaped, Underground Sprinklers, Private
Roof	Asphalt Shingle
Construction	Cedar, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	June 28th, 2024
Date Sold	June 30th, 2024
Days on Market	2
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Real Estate Professionals Inc.
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