

1254 Regal Crescent NE
Calgary, Alberta

MLS # A2251579



\$979,900

Division:	Renfrew		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,754 sq.ft.	Age:	2021 (4 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	220 Volt Wiring, Alley Access, Double Garage Detached, On Street, Plug-In		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Dog Run Fenced In, Few Trees, Front Yard, Interior L		

Heating:	Central, Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Sauna, Skylight(s), Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound		
Inclusions:	2 person Barrel Electric Sauna w/ WIFI , reverse osmosis system, built in speakers including system		

Welcome to this stunning 4-bedroom, 3.5-bathroom home in the heart of the coveted Renfrew community, offering over 2,500 sq ft of luxurious living space on a beautiful tree-lined street. Bathed in natural light, the dining room boasts large windows and a striking feature wall, creating an inviting ambiance. The gourmet kitchen is a chef's dream, featuring stainless steel appliances, a gas cooktop, built-in oven and microwave, a custom hood fan with a feature wall aesthetic, a built-in spice rack, a 10ft island with waterfall edges, a farmhouse sink, and a custom herringbone-style backsplash. This home is designed for comfort and style with upgraded light fixtures, motorized window coverings, and warm hardwood floors throughout, including the basement. All closets feature custom built-ins, and 8 doors add a touch of grandeur. The cozy mudroom with custom built-ins opens to a cement patio with a gas connection for BBQs, an indoor & outdoor audio system and a 6'x6' electric barrel sauna with WiFi and app connectivity for ultimate relaxation. The sunlit primary suite is a retreat with vaulted ceilings, large windows, a spacious walk-in closet with custom built-ins, and a spa-like ensuite featuring a skylight, separate water closet, and a fully tiled shower with upgraded tiles and water jets. Two additional bedrooms upstairs share a sleek 3-piece bathroom, and a dedicated laundry room adds convenience. The basement, with 9' ceilings, offers an open recreation room, a wet bar with a custom herringbone backsplash, a bar fridge, and an additional bedroom. A detached 2-car garage includes 220V for EV charging. Steps away, enjoy the Renfrew Aquatic Centre (2-min walk), tennis courts (1-min walk), and trendy coffee shops, boutique stores, and restaurants just down the street. This home combines modern elegance with

unparalleled convenience—don’t miss out!