



THE
A-TEAM

**RE/MAX
FIRST**

416 SOVEREIGN Common, Calgary T3C 3Y3

MLS®#: **A2172653**

Area: **Shaganappi**

Listing Date: **10/11/24**

List Price: **\$899,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2024**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,800**
Low Sqft:
Ttl Sqft: **1,800**

DOM

41
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **3 Storey**

Parking

Ttl Park: **2**
Garage Sz: **2**

Access:

Lot Feat: **Low Maintenance Landscape,Landscaped**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Balcony,BBQ gas line,Courtyard**

Construction:
Brick,Cement Fiber Board,Composite Siding,Wood Frame
Flooring:
Carpet,Ceramic Tile,Vinyl Plank
Water Source:
Fnd/Bsm: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer**
Int Feat: **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)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bonus Room	Lower	10`7" x 15`7"
Kitchen	Main	15`1" x 15`0"
2pc Bathroom	Main	0`0" x 0`0"
4pc Ensuite bath	Upper	0`0" x 0`0"
Bedroom	Upper	10`8" x 9`6"
Balcony	Upper	17`3" x 18`0"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	17`5" x 14`11"
Dining Room	Main	21`2" x 11`3"
Bedroom - Primary	Upper	12`4" x 15`4"
4pc Bathroom	Upper	0`0" x 0`0"
Bedroom	Upper	10`2" x 11`7"

Legal/Tax/Financial

Condo Fee:
\$378

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **0**

Remarks

Pub Rmks: **This brand-new home is ready for IMMEDIATE POSSESSION, featuring 3 bedrooms, 2.5 bathrooms, an office/flex space, a double attached garage, and two outdoor living areas, including an impressive 300-square-foot rooftop patio! The 'Rouge' is an urban townhome at Crown Park, offering nearly 2,200 square feet of interior living space and almost 500 square feet of outdoor space. The open-concept main living area is thoughtfully designed with a spacious layout, showcasing 9' ceilings and oversized windows that flood the home with natural light from morning to night. At the center of this home is the gourmet kitchen, perfectly positioned between the dining area and the main living room, making it an ideal space for entertaining. It features a gas cooktop, built-in microwave and oven, range hood, a large quartz island with seating, and elegant design details throughout. A generous west-facing ground-level patio stretches across the home, overlooking the central courtyard, with direct access from the main living area. Upstairs, the expansive primary bedroom includes a walk-in closet and a full ensuite with dual sinks and a walk-in shower with tile surround. Two additional well-sized bedrooms, a laundry area, and a full bathroom complete the second level. The 17' x 18' rooftop patio offers breathtaking views with east and west exposure, perfect for soaking up the sun year-round. The lower level features a welcoming foyer with storage and an office/flex room, ideal for a home office, media room, or gym. The private double attached garage ensures your vehicles and valuables stay safe and warm throughout the year. Additional upgrades include A/C rough-in, natural gas lines for BBQs on both patios, and a comprehensive 3-year extended workmanship warranty program. This stunning property provides all the conveniences of downtown living without the congestion. Located just minutes from downtown Calgary, Crown Park offers a unique opportunity to own a beautiful, brand-new home in a picturesque setting.**

Inclusions: **None**
Property Listed By: **Charles**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123



MAIN LEVEL

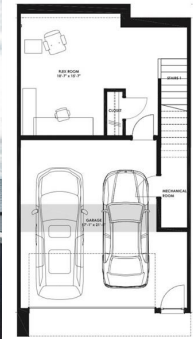




UPPER LEVEL



ROOFTOP LEVEL



LOWER LEVEL
WITH FLEX ROOM

