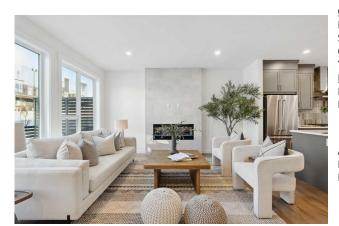


416 SOVEREIGN Common, Calgary T3C 3Y3

Listing 01/09/25 List Price: \$838,499 MLS®#: A2184390 Area: Shaganappi

Status: Active County: Calgary Change: -\$32k, 23-Jan Association: Fort McMurray

Date:



General Information

Prop Type: Residential Sub Type: Row/Townhouse

City/Town: Calgary Finished Floor Area 2024 Year Built: Abv Saft:

Lot Information Low Sqft:

Ttl Sqft: Lot Sz Ar: 1,800 Lot Shape:

<u>Parking</u>

1,800

Ttl Park: 2 Garage Sz: 2

3 (3)

2.5 (2 1)

3 Storey

DOM

<u>Layout</u>

Beds:

Baths:

Style:

44

Access:

Lot Feat: Low Maintenance Landscape, Landscaped

Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction:

Heating: Forced Air **Brick, Cement Fiber Board, Composite** Sewer:

Siding, Wood Frame

Flooring:

Ext Feat: Balcony, BBQ gas line, Courtyard Carpet, Ceramic Tile, Vinyl Plank

> Water Source: Fnd/Bsmt:

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>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bonus Room	Lower	34`9" x 51`1"	Living Room	Main	57`2" x 48`11"
Kitchen	Main	49`6" x 49`3"	Dining Room	Main	69`6" x 36`11"
2pc Bathroom	Main	0`0" x 0`0"	Bedroom - Primary	Upper	40`5" x 50`4"
4pc Ensuite bath	Upper	0`0" x 0`0"	4pc Bathroom	Upper	0`0" x 0`0"
Bedroom	Upper	35`0" x 31`2"	Bedroom	Upper	33`4" x 38`0"

Balcony

Legal/Tax/Financial

Condo Fee:

Title:

Fee Simple
Fee Freq:
Monthly

Legal Desc:

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



