

# \$1,249,900 - 19 Sovereign Heights Sw, Calgary

MLS® #A2186613

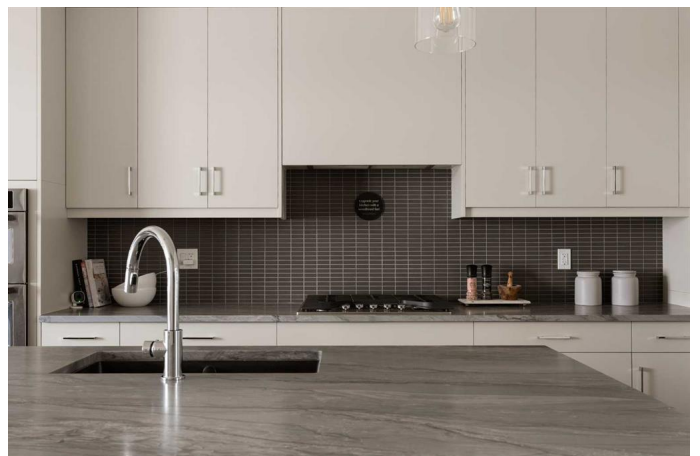
**\$1,249,900**

4 Bedroom, 5.00 Bathroom, 2,406 sqft

Residential on 0.06 Acres

Shaganappi, Calgary, Alberta

The stunning Executive Infills by Brookfield Residential offer unparalleled functionality and design and are situated on one of Calgary's most coveted pieces of land - Crown Park. With over 2,400 square feet of living space + a fully developed basement, this home is perfect for professionals or a growing family. The beautifully designed main level features wide-plank hardwood flooring, 10 ft ceilings, and a bright and spacious open concept design that isn't reminiscent of your typical infill. The central kitchen is complete with warm timeless cabinets with an accent island, stone countertops, a built-in gas cooktop, built-in oven and microwave and a seamlessly integrated hood fan. The kitchen overlooks the expansive main level living area with a wall of west-facing windows that overlook the outdoor living space and allow natural light to pour through the space all day long. The dining room is located at the front of the home, just steps from the kitchen, with added privacy for a more formal space to host in. The main level has direct access to the oversized double attached garage via a sprawling mud room. A 2 pc bathroom and double closets off of the large entryway complete the main level. Hardwood flooring and iron spindle railings lead to the second level where the three bedrooms are located. The expansive primary suite is at the back of the home and complete with a walk-in closet and 5pc ensuite with pedestal soaker tub, tiled shower with 10mm glass surround and bench, dual sinks,



and a private water closet. The secondary bedrooms are at the opposite end of the home, separated by the main bathroom and laundry room that is complete with additional storage and a laundry sink. The top level of the property is an entertainer's dream with 9' ceilings and a flex space that is complete with a wet bar and 2 pc bathroom - offering endless options but ideal for entertaining with its direct access to your sprawling rooftop patio with views to the south, west and north. The fully developed basement provides more entertaining space and its separation from the third level flex space provides added privacy for hosting large groups with multiple areas to entertain in. The basement includes a 18'x22' rec room with wet bar, a fourth bedroom, full bathroom and storage room. Purchasing with a builder that has been in business for over half a century provides more than just peace of mind - it provides you with an incredible warranty and an intentionally designed space that will hold its value for years to come. This is the opportunity to get the beautiful new home you desire while allowing you to have something unique and purchase with confidence.

Built in 2024

### Essential Information

MLS® #	A2186613
Price	\$1,249,900
Bedrooms	4
Bathrooms	5.00
Full Baths	3
Half Baths	2
Square Footage	2,406
Acres	0.06
Year Built	2024
Type	Residential

Sub-Type	Semi Detached
Style	Side by Side, 3 Storey
Status	Active

### **Community Information**

Address	19 Sovereign Heights Sw
Subdivision	Shaganappi
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 3Y3

### **Amenities**

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Built-in Features, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Vinyl Windows, Walk-In Closet(s), No Animal Home
Appliances	Built-In Oven, Dishwasher, Gas Cooktop, Microwave, Range Hood, Refrigerator, Window Coverings, Dryer, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Lane, Back Yard, Landscaped, Lawn, Level, Rectangular Lot, Low Maintenance Landscape, Private, Views
Roof	Asphalt Shingle, Asphalt, Flat
Construction	Wood Frame, Brick, Cement Fiber Board
Foundation	Poured Concrete

### **Additional Information**

Date Listed January 18th, 2025

Days on Market 54

Zoning DC

### **Listing Details**

Listing Office Charles

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