

**1106 Regent Crescent NE
Calgary, Alberta**

MLS # A2202111



\$800,000

Division:	Renfrew		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,196 sq.ft.	Age:	1947 (78 yrs old)
Beds:	2	Baths:	2
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Lawn, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Slate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, See Remarks	LLD:	-
Exterior:	Shingle Siding, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, No Smoking Home, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: All wall-mounted shoe racks will stay.

Welcome to this lovingly maintained home, offering a great blend of open space, comfort, character, and functionality. Located across from a schoolyard, steps away from the community center, and a quick drive to grocery stores, this property is ideal for families looking for convenience and connection to nature. As you walk up to the door, you'll immediately notice the warm, inviting feel of the home, starting with the cute front porch with built-in planters. There is a coat closet at the front foyer plus a built-in shoe cabinet! The heart of the home the open concept living room, kitchen, and dining room with a gas fireplace creating a cozy atmosphere in the home. The home features river rock accent columns throughout to add to the charm. The chef in your family will love the maple cabinets and granite countertops in the kitchen, which boasts plenty of prep space and stainless steel appliances. Note the unique window cabinets that allow for extra natural light in the home. There is a full bathroom on the main floor as well as a built in desk and mudroom. The dining room opens up with a sliding patio door onto a large deck with a gas BBQ line, perfect for summer gatherings. The yard has mature trees, perennial flowers, raised garden beds, two sheds, and exposed aggregate walkways. There is a parking pad for a trailer or RV that has gates out to the paved alleyway. The garage is an insulated, oversized double, with heat and work benches, providing plenty of room for vehicles, tools, or outdoor equipment. Upstairs features two sizeable bedrooms with custom window treatments and some newer windows. Don't worry about any hot rooms though, the home is equipped with A/C. The primary bedroom has a walk-in closet and a private ensuite with a beautiful clawfoot tub. The second bedroom is also spacious with a nook for reading or desk and access to two insulated

crawlspaces. The basement is fully developed and has another built in desk and a spacious rec room that can be used as you see fit. The laundry is also downstairs and there is a “hidden” wine cellar/brewing room off the utility room. The home is within walking distance to multiple schools, corner stores, restaurants, an indoor pool, award winning playgrounds, and is walkable to downtown. This amazing home is nothing like you’ve seen in the neighbourhood recently, book a showing so you don’t miss out!