

**5819 21 Street SW**  
**Calgary, Alberta**

**MLS # A2177497**



**\$2,149,999**

<b>Division:</b>	North Glenmore Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,870 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Triple Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Lawn, Landscaped, Private, Rectangular Lot, See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Cork, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Flat, Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bathroom Rough-in, Bidet, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Storage, Sump Pump(s), Tankless Hot Water, Walk-In Closet(s)

**Inclusions:** Home Theatre Included, the other TV's are negotiable.

**PRICE REDUCTION! Main Floor Primary Bedroom!** Welcome to 5819 21 St SW in the beautiful community of North Glenmore Park. With over 4450 square feet of total living space, this stunning 6-bedroom home has an extensive list of features and sits on a spacious 6200 sq ft lot. Built and designed by Lifetime Developments with the utmost attention to detail, this is a rare opportunity to own such an exquisite property in North Glenmore. Upon entering, you will be greeted by a spacious entryway that leads to an open kitchen, perfect for entertaining. The kitchen boasts high-quality Dacor appliances and ample storage with a plethora of built-in cabinets. The main floor also features a massive step-down living room with a gas fireplace, and main floor laundry room. Additionally on the main floor, there is a generously sized Primary Suite with extensive built-in closet space with room for celebrity wardrobes, and a separate walk-in closet. The ensuite bathroom is truly remarkable with his and her vanities, a deep soaker tub, and a dual head shower. On the upper level of this 2-storey home, you will find 3 large bedrooms, a large full bathroom, as well as a den/office, which is plumbed in and an option to convert to an additional bathroom. The oversized upstairs bonus room offers a front-facing patio, perfect for enjoying an evening glass of wine while taking in the view. The lower level of the home features in-floor heating throughout, a great recreation/game area, a home theatre with a 116-inch projector screen and surround sound system, a 200+ bottle wine cellar with built-in cooler, a home gym, and 2 additional bedrooms with a full bathroom. The backyard offers ample space, including an oversized patio, built-in barbecue, and an outdoor gas fireplace that allows you to enjoy the yard year round. An oversized heated triple garage completes the property. Additional features

include dual high-efficiency furnaces with dual air conditioners, and an irrigation system. North Glenmore Park is a hidden gem in Calgary, with close proximity to multiple public and private elementary and high schools, Mount Royal University, Sandy Beach, Glenmore Reservoir, Earl Grey Golf Course, and Lakeview Golf Course. It is approximately 10 minutes to the downtown core and 5 minutes to Stoney Trail for easy access to the mountains. This is a truly exceptional home that you don't want to miss out on. Contact your agent today to schedule a viewing!