

# \$859,000 - 1117 Russet Road, Calgary

MLS® #A2223022

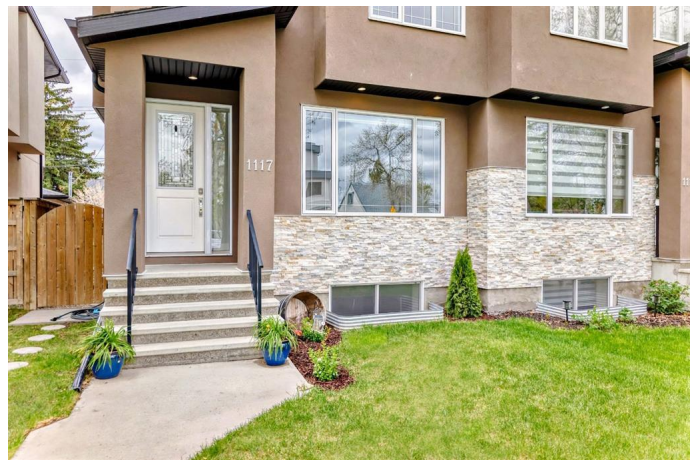
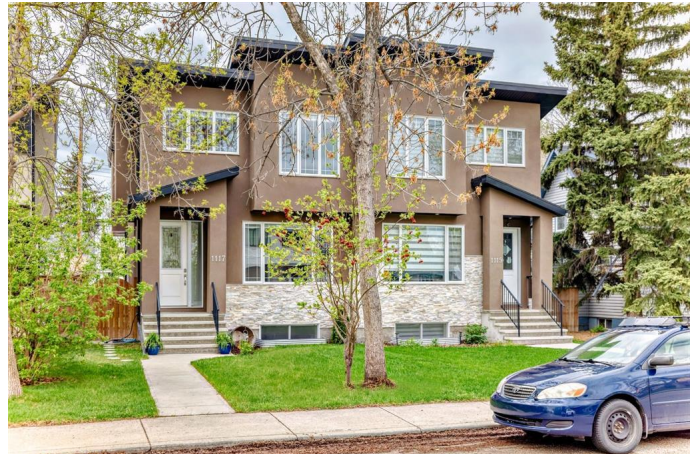
**\$859,000**

4 Bedroom, 4.00 Bathroom, 1,582 sqft

Residential on 0.06 Acres

Renfrew, Calgary, Alberta

Welcome to 2200 square feet of urban excellence! This remarkably well-designed executive home provides every element for a complete urban lifestyle on one of the most desirable areas of Calgary. Walkable to downtown, the Bow river, Nose Creek, and an abundance of amenities - this is the perfect location to call home in the heart of Renfrew's abundant mature trees and character homes. \* THE MAIN FLOOR layout is thoughtful, well-appointed and remarkably spacious while highly functional. The flexibility of the open design easily accommodates entertaining a large number of guests, or enjoying day-to-day living. The large contemporary kitchen comes complete with quartz counters, a generously-sized quartz waterfall island, a custom-built pantry, and premium stainless appliances including natural gas stove & over-sized stainless fridge. The open dining/living room areas create flow and flexibility allowing for conversation & social interaction, with the half bath conveniently located nearby. Access between floors is via a centrally located bright and inviting staircase. \* LOOKING UPSTAIRS, all three bedrooms boast custom built-in closet systems, while the spacious master further provides a roomy 5 piece ensuite complete with dual vanities, jetted tub, custom tile shower and luxurious heated tile floor. The secondary bedrooms are large and bright, adjacent to a shared full bathroom. The large laundry room is also upstairs, ensuring that clothes are washed



near where they are worn. \* THE FULLY FINISHED BASEMENT continues the home's delightful blend of features and function. The large rec-room is flexible for almost any desired use - from home theatre, to games room. The custom cabinetry makes accessing regularly-used items easy while keeping them out of sight. The open wet bar provides yet more built-in cabinets and quartz countertops, plus wine fridge. The balance of the basement holds an over-sized bedroom, a full 4 piece bath, an efficiently sized mechanical room, plus a storage room. You'll also enjoy some of the many other features: built-in speakers, premium window coverings, high ceilings on all floors, ample natural light, and the comfort of central air conditioning. \*

THE PRIVATE WEST-FACING BACK YARD is fully-fenced with grassed area plus large 200+ sq.ft. deck, and accesses the fully-insulated double garage. The paved back alley is a rare perk that you can't overlook as well! - BEYOND THE HOME: the walkability is amazing! In under a 5 MINUTE WALK is an incredible array of amenities - including the aquatic centre, tennis courts, indoor & outdoor ice rinks, community centre, soccer & athletic areas, parks, playgrounds, baseball diamonds, daycares, pre-schools, and elementary / junior high schools! In a 10-15 MINUTE WALK: you could be embarking on the nose creek pathways, or visiting the rich array of businesses, restaurants and services along Edmonton Trail. Why would you want to live anywhere else?

Built in 2019

### **Essential Information**

MLS® #	A2223022
Price	\$859,000
Bedrooms	4

Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,582
Acres	0.06
Year Built	2019
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	1117 Russet Road
Subdivision	Renfrew
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E5L4

### Amenities

Parking Spaces	4
Parking	Alley Access, Double Garage Detached, Insulated, Garage Door Opener
# of Garages	2
Has Pool	Yes

### Interior

Interior Features	Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Jetted Tub
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Other, Range Hood, Refrigerator, Washer, Window Coverings, Wine Refrigerator, Gas Range, Gas Water Heater, Humidifier
Heating	Fireplace(s), Forced Air, Natural Gas, In Floor
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Dining Room, Gas, Stone

Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Lane, Pie Shaped Lot, See Remarks
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame, Silent Floor Joists
Foundation	Poured Concrete

### Additional Information

Date Listed	May 20th, 2025
Days on Market	26
Zoning	R-CG

### Listing Details

Listing Office	CIR Realty
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