



**CORY PELCHAT**  
REALTOR®  
GRASSROOTS REALTY GROUP LTD.

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**27 Langton Drive SW**  
**Calgary, Alberta**

**MLS # A2273248**



**\$2,850,000**

<b>Division:</b>	North Glenmore Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,868 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	6 full / 1 half
<b>Garage:</b>	220 Volt Wiring, Alley Access, Garage Door Opener, Heated Garage, In Gara		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Cul-De-Sac, Few Trees, Front Yard, Fruit Tre		

<b>Heating:</b>	High Efficiency, In Floor, Forced Air, Humidity Control, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Vinyl Windows, Walk-In Closet(s), Wet Bar

**Inclusions:** Second and third dish washer, second humidifier.

North Glenmore Park now offers this magnificently curated home to be built by Velvet Vista Homes, a 2-storey, 5 bedroom dream home with 5517 total sq ft of living space over 3 levels of the finest design, quality and finishing. Interior finishing by Janel Magnaye Interiors. Start fresh with a beautiful bespoke family focused custom home with all the desired comforts. The spacious great room and dining room opens onto a large patio and south-facing back yard. The gourmet kitchen boasts high-end appliances, generous island workspace, butlers pantry and bar. The over-sized 3 car garage has room for all your gear and welcomes you into an expansive family sized mudroom connecting home and garage. The upper level primary bedroom retreat features a luxurious spa-like ensuite washroom with spacious steam shower that seats two and an elegant walk-in closet. Three additional well sized bedrooms- each with ensuite washroom, and a perfectly located laundry room complete the upper level. The lower level is an entertainers dream with rec room, wet bar and optional addition of a golf simulator. An additional bedroom and bathroom are perfect for nanny, guests or teens. The lovely pie-shaped south facing back yard with fire pit area and patio with fireplace are perfect for year round entertaining. North Glenmore Park is an established inner city neighbourhood with excellent schools from K- University as well as great parks, golf, bike paths, shopping and services. A rare opportunity to make your dream home a reality. (Existing home has been removed. Listing reflects a to-be-built home by Velvet Vista Homes. Images and renderings are for illustration only.)