

**416 Sovereign Common SW
Calgary, Alberta**

MLS # A2184390



\$838,499

Division:	Shaganappi		
Type:	Residential/Five Plus		
Style:	3 Storey		
Size:	1,800 sq.ft.	Age:	2024 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 378
Basement:	Finished, Partial	LLD:	-
Exterior:	Brick, Cement Fiber Board, Composite Siding, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)

Inclusions: None

OPEN HOUSE SUNDAY FEBRUARY 9th FROM 1:00-3:00! This brand-new home is ready for IMMEDIATE POSSESSION, featuring 3 bedrooms, 2.5 bathrooms, an office/flex space, a double attached garage, and two outdoor living areas, including an impressive 300-square-foot rooftop patio! The "Rouge" is an urban townhome at Crown Park, offering nearly 2,200 square feet of interior living space and almost 500 square feet of outdoor space. The open-concept main living area is thoughtfully designed with a spacious layout, showcasing 9' ceilings and oversized windows that flood the home with natural light from morning to night. At the center of this home is the gourmet kitchen, perfectly positioned between the dining area and the main living room, making it an ideal space for entertaining. It features a gas cooktop, built-in microwave and oven, range hood, a large quartz island with seating, and elegant design details throughout. A generous west-facing ground-level patio stretches across the home, overlooking the central courtyard, with direct access from the main living area. Upstairs, the expansive primary bedroom includes a walk-in closet and a full ensuite with dual sinks and a walk-in shower with tile surround. Two additional well-sized bedrooms, a laundry area, and a full bathroom complete the second level. The 17' x 18' rooftop patio offers breathtaking views with east and west exposure, perfect for soaking up the sun year-round. The lower level features a welcoming foyer with storage and an office/flex room, ideal for a home office, media room, or gym. The private double attached garage ensures your vehicles and valuables stay safe and warm throughout the year. Additional upgrades include A/C rough-in, natural gas lines for BBQs on both patios, and a comprehensive 3-year extended workmanship warranty program. This stunning property

provides all the conveniences of downtown living without the congestion. Located just minutes from downtown Calgary, Crown Park offers a unique opportunity to own a beautiful, brand-new home in a picturesque setting.