

**613 Sovereign Common SW
Calgary, Alberta**

MLS # A2286300



\$675,000

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|------------------|------------------------|---------------|------------------|
| Division: | Shaganappi | | |
| Type: | Residential/Five Plus | | |
| Style: | Bungalow | | |
| Size: | 1,270 sq.ft. | Age: | 2025 (1 yrs old) |
| Beds: | 3 | Baths: | 2 |
| Garage: | Double Garage Attached | | |
| Lot Size: | - | | |
| Lot Feat: | Back Lane, Landscaped | | |

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|--------------------|-------------------------------------------------------------------------------------------------------------------------------------------|-------------------|--------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Tile, Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 275 |
| Basement: | Partial | LLD: | - |
| Exterior: | Wood Frame | Zoning: | M-1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s) | | |
| Inclusions: | N/A | | |

Welcome to the Regent at Crown Park, a beautifully crafted bungalow-style townhome offering true single-level living without compromise! This unique design combines the benefits of a bungalow lifestyle without compromising on storage or garage space, all while moving into a brand new beautiful home with full warranty! Thoughtfully designed with down-sizers in mind, this maintenance-free residence is perfect for those who travel or simply prefer a lock-and-leave lifestyle free from exterior upkeep, landscaping, or snow removal. This brand-new 3-bedroom, 2-bathroom home offers nearly 1,300 sq.ft. of well-planned living space on one level, plus a lower level featuring extensive storage and access to the oversized double garage. At the heart of the home, a stunning open-concept living area was created for effortless entertaining. The central kitchen seamlessly connects the living and dining spaces while a full wall of south-west facing windows floods the interior with natural light all year long. Timeless finishes include warm-tone natural wood shaker maple cabinetry, light quartz countertops, and a premium built-in appliance package featuring a gas cooktop, built-in oven, and chimney hood fan - ensuring the chef is always part of the conversation. A striking floor-to-ceiling tile fireplace anchors the great room, offering a warm focal point and comfortable seating for gatherings. The spacious dining area easily accommodates a full table and buffet, providing exceptional furnishing flexibility. Privately positioned at the rear of the home, the primary retreat features a generous walk-in closet and spa-inspired ensuite with dual vanities and a tiled walk-in shower with 10mm glass. A centrally located laundry room with upper cabinetry and folding counter enhances everyday convenience while naturally separating the primary suite from the secondary bedrooms. Two

additional bedrooms and a full bathroom provide versatility for guests, a home office, media room, or creative space - while maintaining excellent resale appeal. The lower level offers a large storage room and an oversized utility room (approx. 17' x 7') ideal for hobbies or seasonal storage. A double closet and oversized double attached garage completes the interior features on the lower level. Step outside to your private covered southwest-facing patio spanning over 26 feet that overlooks the park and includes a gas line, hose bib, and A/C rough-in - the perfect setting for relaxed outdoor living and future upgrades in mind. Bungalow-style townhomes with double attached garages are exceptionally rare. Enjoy added peace of mind with comprehensive builder warranty coverage plus Alberta New Home Warranty. Located minutes from downtown and surrounded by established amenities, Crown Park offers the confidence of a mature community paired with the comfort of a brand-new home. This is one of the very last brand new opportunities remaining - a truly rare opportunity you won't want to miss!