

**120 Greenwich Heath NW  
Calgary, Alberta**

**MLS # A2282414**



**\$1,998,000**

<b>Division:</b>	Greenwood/Greenbriar		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,047 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Garage Faces Side, Heated Garage, Insulated, Triple Ga		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Lawn, Level, Rectangular Lot		

<b>Heating:</b>	High Efficiency, Exhaust Fan, Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	33-24-2-W5
<b>Exterior:</b>	Concrete, Manufactured Floor Joist, Stone, Stucco	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Smart Home, Vinyl Windows, Walk-In Closet(s), Wired for Data, Wired for Sound		
<b>Inclusions:</b>	All show home furniture, art, audio, video, security electronics, Tv's, window coverings, as viewed within the home, garage gas heater, alarm system		

**OPEN HOUSE Sat 28th & Sun 29th - 12:30 - 4:00pm. NEW PRICE!!!** 120 Greenwich Heath is designed for families who love to entertain. This home features just over 3000ft<sup>2</sup> of living space on the main and upper levels and it boasts an open kitchen, dining, great room layout that is perfect for gatherings. Also included on the main level are an office; mudroom and powder room. The upper floor has the primary suite, 2 bedrooms, 2.5 bathrooms, a large bonus room and laundry. There is 1000ft<sup>2</sup>+ finished in the lower level. This level has flex space for the main house PLUS a complete 1-bedroom suite with separate entrance. The 3-car, side-drive garage has ample space for vehicles and hobbies. Finishes in this home are sophisticated and understated. The space is sunlit and exudes warmth: beautiful white oak cabinetry; honey bronze hardware; herringbone engineered hardwood; quartz countertops; lovely porcelain flooring tile; and tasteful lighting. Dacor appliances include an induction cooktop and full-size wine fridge. Custom built-in cabinetry is found throughout the home. The Digital Lifestyles Smart Home Technology is a single, intuitive system that brings the entire smart ecosystem together: lighting/ambiance; music and audio; automated blinds/shades; climate control; televisions/devices; and security. Your family will flourish in these surroundings! Upper Greenwich is a distinctive community nestled on the west edge of Calgary &ndash; an easy commute to downtown with quick access to the Rocky Mountains. Upper Greenwich is a lovely blend of sophisticated urban living in natural surroundings. Walking paths, sport courts, playgrounds and abundant greenspaces can be enjoyed right outside your front door. The HOA ensures upkeep of the amenities of the community and helps bring people together with seasonal celebrations and neighborhood

events. Upper Greenwich is a community that is connected, active and thriving!