



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
OUELLETTE  
ASSOCIATE

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30 Greenwich Row NW  
Calgary, Alberta

MLS # A2252691



**\$1,550,000**

|           |                            |        |                  |
|-----------|----------------------------|--------|------------------|
| Division: | Greenwood/Greenbriar       |        |                  |
| Type:     | Residential/House          |        |                  |
| Style:    | 2 Storey                   |        |                  |
| Size:     | 3,275 sq.ft.               | Age:   | 2025 (0 yrs old) |
| Beds:     | 3                          | Baths: | 2 full / 1 half  |
| Garage:   | Double Garage Attached     |        |                  |
| Lot Size: | 0.12 Acre                  |        |                  |
| Lot Feat: | Back Yard, Rectangular Lot |        |                  |

|             |                                                                                                                                                        |            |    |
|-------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|------------|----|
| Heating:    | Forced Air                                                                                                                                             | Water:     | -  |
| Floors:     | Ceramic Tile, Hardwood                                                                                                                                 | Sewer:     | -  |
| Roof:       | Asphalt Shingle, Metal                                                                                                                                 | Condo Fee: | -  |
| Basement:   | Full, Unfinished                                                                                                                                       | LLD:       | -  |
| Exterior:   | Brick, Cement Fiber Board, Concrete, Metal Siding , Other, Wood Frame                                                                                  | Zoning:    | DC |
| Foundation: | Poured Concrete                                                                                                                                        | Utilities: | -  |
| Features:   | Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Vinyl Windows, Walk-In Closet(s) |            |    |
| Inclusions: | N/A                                                                                                                                                    |            |    |

Welcome to The Bella by Homes By Fifty-Six, a brand-new luxury build in the vibrant community of Upper Greenwich. Situated on a spacious 44-foot wide lot with a south-facing backyard, this home offers approximately 3,108 sq. ft. of beautifully crafted living space. Step inside to a grand, open-to-above front entrance. Walking through you'll find a private home office, mudroom, and powder room, and a versatile den. The main level showcases soaring ceilings to above in the living room, it feels so grand, a dining space overlooking the backyard, and a chef's kitchen complete with a massive island and direct access to the south facing back deck. Upstairs, retreat to the stunning primary suite with a covered balcony, spa-inspired ensuite with dual vanities, and walk-in closet. Two additional bedrooms share a Jack-and-Jill bathroom, while a loft and large laundry room complete the upper floor. Greenwich offers unbeatable amenities with pathways, parks, playgrounds, a community garden, pickleball and basketball courts, and the Calgary Farmers' Market at your doorstep. With easy access to 16th Ave, Stoney Trail, and the Bow River Pathway, you're only minutes to downtown and less than an hour to Kananaskis or Canmore. A bit about your custom home builder: Founded in 2020 by Chuck Stepper, Homes By Fifty-Six carries forward a family homebuilding heritage dating back to 1956. Inspired by people, community, and enduring design, the team is passionate about creating legendary homes that connect families to meaningful experiences today, and for generations to come. The Bella is your opportunity to be part of it.