



3304 3 Street Calgary Alberta

\$1,375,000

Tucked away in the charming neighbourhood of Highland Park, this beautifully designed 5-BED, 4.5-BATH DETACHED home offers the perfect blend of modern luxury and everyday comfort! With an open-to-above entrance, a fully developed lower level, and designer lighting, this BRAND-NEW BUILD is ideal for those who appreciate high-end finishes, functional design, and a warm, inviting atmosphere. Step inside, and you're greeted by soaring ceilings and a stunning open-to-above entrance that sets the tone for the rest of the home. The main floor features a dedicated office with black panelled glass entrance and a striking feature wall—perfect for those work-from-home days. The heart of the home is the gorgeous chef's kitchen, where a large waterfall quartz island, sleek cabinetry, and high-end appliances come together to create a space that's both stylish and practical, including a convenience prep kitchen/pantry space with more quartz counters and built-in cabinetry. Just off the kitchen, the spacious mudroom keeps things organized with custom storage solutions and bench. The living room is designed for cozy evenings and entertaining alike, with a gas fireplace and oversized windows that flood the space with natural light. Glass doors lead to the backyard, making it easy to enjoy seamless indoor-outdoor living. Upstairs, each of the three bedrooms has its own ensuite—because everyone deserves a little extra privacy. The primary suite is a true retreat, complete with a spa-like ensuite featuring dual vanities, a free-standing tub, and a beautifully tiled shower. A dedicated laundry room with storage and a built-in granite folding station adds extra convenience to this level. The fully finished basement expands your living space with two additional bedrooms, a full bathroom, and a spacious media room with a second fireplace and a modern wet bar with a beverage fridge—perfect ...

Laundry room 7.00 Ft x 6.83 Ft
Other 8.00 Ft x 6.83 Ft
Primary Bedroom 13.83 Ft x 13.00 Ft
Bedroom 11.17 Ft x 10.83 Ft
Bedroom 12.00 Ft x 11.83 Ft
3pc Bathroom 7.00 Ft x 4.92 Ft

Recreational, Games room 17.17 Ft x 15.83 Ft
Bedroom 12.83 Ft x 12.00 Ft
Bedroom 15.67 Ft x 9.83 Ft
4pc Bathroom 8.33 Ft x 5.00 Ft
Kitchen 17.67 Ft x 11.50 Ft
Dining room 16.00 Ft x 8.00 Ft

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Listing Presented By:



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Mirror

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5pc Bathroom	12.00 Ft x 10.00 Ft	Living room	15.17 Ft x 13.33 Ft
4pc Bathroom	10.17 Ft x 6.00 Ft	Office	11.00 Ft x 9.50 Ft
Family room	19.83 Ft x 13.17 Ft	Foyer	14.00 Ft x 8.50 Ft
Furnace	14.83 Ft x 7.00 Ft		