

## 728 36 Street Calgary Alberta

\$1,150,000

Open House Sat Nov 9th 12-2. This stunning executive home offers the perfect blend of style & convenience with TWO-level layout, eliminating the hassle of extra stairs! Possession negotiable - no need to wait for new construction to be finished! Crystal Creek Homes = award winning Calgary luxury home builder - it is no surprise that this 11 year old home looks & feels NEW!! Current owners bought in 2016 - only 8 yrs of "gentle" wear & tear! 2697.86 sq ft, this beautifully designed home features Hardwood floors throughout main, which boasts 9' ceilings & an abundance of natural light - home faces WEST & backs EAST. The gourmet kitchen is chef's delight - SS appliances, custom cabinets, soft-close drawers PLUS, a spacious 12' island for entertaining or just grabbing a quick bite, a gas cooktop, and a stylish hood fan. Kitchen dining area with lovely windows to enjoy your backyard space. Mud room with built-ins makes the transition from your DOUBLE detached garage to home even nicer! Everything has a place! he open-concept great room includes cozy gas fireplace & loads of space for your lifestyle! AC. 2 pc bath located conveniently on this level. Upstairs, you'll find 3 generous bedrooms with walk-in closets, including a primary suite offering vaulted ceilings and a luxurious en-suite featuring a separate bathtub, large fully tiled shower, double sinks, toilet closet & heated tile floors. The upper level also includes 4 pc bathroom with separate door for bathtub/toilet - perfect for kids to share! You will love your LARGE laundry room on this level too! The fully finished basement offers even MORE living space. Family/Rec room, wet bar with a bar fridge built in! Fourth bedroom, full ath & so much additional storage! Located on a QUIET street - so close to Foothills Hospital (walk there in 12 mins!) but farther from the ambulance sounds on 29 St. This home is...

4pc Bathroom 9.92 Ft  $\times$  6.08 Ft 5pc Bathroom 10.67 Ft  $\times$  11.42 Ft Bedroom 9.92 Ft  $\times$  9.83 Ft Bedroom 10.33 Ft  $\times$  10.92 Ft Laundry room 5.50 Ft  $\times$  9.17 Ft

Primary Bedroom 14.50 Ft  $\times$  11.33 Ft

**Other** 6.67 Ft x 4.00 Ft

Bedroom 12.08 Ft x 9.83 Ft

Recreational, Games room 19.08 Ft x 22.50 Ft

Furnace  $8.42 \text{ Ft} \times 11.42 \text{ Ft}$ 

2pc Bathroom 4.58 Ft x 4.92 Ft

Dining room 10.33 Ft x 13.25 Ft of MLS data is deemed reliable but is not guaranteed accurate by CREA. Listing Presented By:



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https://clientfirst.ca/



Mirror

100, 707-10 AVE. SW , Calgary, AB, T2R 0B3

Phone: 403-969-0267 arobinson@cirrealty.ca

Other 4.75 Ft x 9.42 Ft 4pc Bathroom 6.33 Ft x 9.08 Ft  $\label{eq:Kitchen} \textbf{15.00 Ft} \times \textbf{18.42 Ft} \\ \textbf{Living room} \ \textbf{14.58 Ft} \times \textbf{16.92 Ft} \\$