



## 7339 37 Avenue Calgary Alberta

\$849,900

This stunning new home was completed in 2024 and has been thoughtfully designed to accommodate any lifestyle. Located in the heart of Bowness, across from two schools, this property is perfect for a family, young professionals or investor. Featuring 2 living areas, a den, flex space, 4 bedrooms and 3.5 bathrooms with nearly 3,000 square feet of developed space, this beautiful property has ample space for anyone. Upon entering the home you'll find a large front home office space that overlooks the park - making a bright and comfortable working space. The large kitchen features a suite of built-in appliances, an oversized quartz island, timeless white cabinetry and a separate coffee bar. The kitchen has endless storage space and is the central part of the main level - making this the perfect house for entertaining. The dining area is an extension of the kitchen and opens to the expansive living space. A wall of windows and patio doors allows for natural light to flow through the entire main level all day long and the large living area is complete with a gas fireplace surrounded by built-in cabinetry. A two piece bathroom and built-in bench and storage area complete the main level. Wide stairs with iron spindle railing and wood bannister lead to the second level that is flooded with natural light. The resilient vinyl plank flooring flows throughout the entire upper level - making this the perfect home for those with children and pets. The primary suite overlooks the backyard and has a beautiful walk-in closet with built-ins throughout. The large 5pc ensuite features a central soaker tub, fully tiled walk-in shower with 10mm glass and an oversized double vanity with plenty of storage. Two more bedrooms, a flex space that is perfect for a reading nook that overlooks the park, a full bathroom and laundry room with sink complete the second level. The fully developed basem...

Storage 4.92 Ft x 3.25 Ft

Furnace 5.75 Ft x 10.00 Ft

Recreational, Games room 14.58 Ft x 26.42 Ft

Bedroom 8.50 Ft x 12.33 Ft

4pc Bathroom 5.00 Ft x 7.67 Ft

Kitchen 17.83 Ft x 18.75 Ft

2pc Bathroom 5.50 Ft x 5.08 Ft

Primary Bedroom 11.92 Ft x 19.25 Ft

Other 5.58 Ft x 14.67 Ft

5pc Bathroom 8.08 Ft x 13.50 Ft

Bedroom 9.42 Ft x 13.25 Ft

Bedroom 11.33 Ft x 12.58 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:  
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**Mirror**

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|-------------|---------------------|--------------|----------------------------|
| Dining room | 11.92 Ft x 11.92 Ft | Other        | Measurements not available |
| Living room | 15.58 Ft x 13.25 Ft | 4pc Bathroom | 6.42 Ft x 8.00 Ft          |
| Office      | 9.33 Ft x 10.50 Ft  | Laundry room | 5.08 Ft x 7.75 Ft          |