



3032 37 Street Calgary Alberta

\$1,099,900

OPEN HOUSES JUNE 21st 1-5 & 22nd 1-3! This stunning 2 storey seamlessly combines natural beauty and modern luxury; adjacent to greenspace and fronting onto a bicycle path, all while adorned by elegant finishings in over 3,400 SF of total living space. Although situated on 37th Street, there is virtually no noise heard inside due to upgraded insulation and new window glazing. A brick and horizontal wood slat facade, angled roof detailing, and landscaped front yard offer charming curb appeal. Step inside to a diagonally laid wood feature wall with bench and huge entryway closet, accompanied by an extra large walk-in food pantry with ample built ins. 10ft ceilings are illuminated by natural light bouncing off engineered oak wide plank hardwood. A chic dining area features a crystal chandelier and leads into the chef's kitchen; characterized by quartz countertops, waterfall island with undermount double bowl sink, and porcelain Carrera tile backsplash. The impressive appliances have knurled handles and include built in microwave, built in oven, chimney style hood fan, and 5 burner gas cooktop, with high gloss cabinetry and usb port plug-ins showcasing the many upgrades to be found. This opens up into the living room, a space made for entertaining, with a tile fronted gas fireplace and floating shelves and cabinetry on either side. Sliding glass doors access the private backyard, with a poured concrete patio, low maintenance landscaping, custom built raised planter beds, and exterior speakers. The rear mudroom includes another bench, shelving and large walk-in closet for optimal storage. An adjacent den space also comes with a convenient built-in desk. Ascend the open riser staircase with a stunning crystal chandelier and intentionally placed gaps that flood all levels of the home with light. The upper floor is home to two secondary bedrooms with unique feature walls an...

4pc Bathroom 10.92 M x 5.00 M
5pc Bathroom 10.58 M x 15.42 M
Bedroom 12.67 M x 12.33 M
Bedroom 14.75 M x 12.33 M
Laundry room 5.75 M x 8.58 M
Other 9.92 M x 8.58 M

Recreational, Games room 24.92 M x 29.67 M
Furnace 5.75 M x 15.00 M
2pc Bathroom 5.00 M x 4.92 M
Dining room 13.83 M x 12.00 M
Foyer 12.08 M x 6.33 M
Kitchen 17.50 M x 16.25 M
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Listing Presented By:



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Primary Bedroom 18.00 M x 15.42 M

4pc Bathroom 4.92 M x 8.92 M

Bedroom 13.42 M x 11.33 M

Living room 18.25 M x 14.08 M

Den 5.75 M x 6.33 M

Pantry 4.92 M x 9.00 M