



# 3411 Boulton Road Calgary Alberta

\$670,000

Traditional 4-Level Split with open vaulted Ceiling, Large Living Room Window with Upper Transom Windows and Large Kitchen Window, in a Tranquil Neighborhood. Discover this beautiful 4-level split home, nestled in a peaceful and quiet neighborhood. The main floor features a bright, spacious kitchen, dining area, and a welcoming living room flooding the space with natural light. Traditional solid hardwood oak floor in the living room, dining room, stairs, hall and 3 bedrooms. On the upper level, you'll find the primary bedroom with a large south exposure window and its own private 2-piece ensuite. Two additional bedrooms and a full 4-piece bathroom conveniently located in the hallway. The third level below grade offers a generous family room perfect for cozy gatherings, an extra bedroom, and a sizable laundry room. The 4th level below grade includes a hobby room and a substantial storage area, providing abundant space to organize and store belongings. The outdoor space is equally impressive, with a spacious backyard that includes a cozy fire pit, a custom-built shed, and a double garage designed to accommodate even the longest trucks. This remarkable home truly has it all—spacious interiors, thoughtful design, and an unbeatable location in a family-friendly community with all the amenities you need just moments away. (id:6769)

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| Primary Bedroom 12.33 Ft x 12.67 Ft          | Other 16.33 Ft x 12.67 Ft       |
| Bedroom 9.33 Ft x 9.33 Ft                    | Storage 9.92 Ft x 12.33 Ft      |
| Bedroom 8.08 Ft x 12.83 Ft                   | Furnace 5.92 Ft x 11.92 Ft      |
| 2pc Bathroom 4.92 Ft x 4.33 Ft               | Living room 17.00 Ft x 13.33 Ft |
| 4pc Bathroom 4.92 Ft x 4.33 Ft               | Dining room 8.58 Ft x 9.08 Ft   |
| Bedroom 9.58 Ft x 9.50 Ft                    | Kitchen 12.17 Ft x 12.67 Ft     |
| Recreational, Games room 17.08 Ft x 15.50 Ft | Foyer 4.17 Ft x 3.83 Ft         |
| Laundry room 7.33 Ft x 12.08 Ft              | Other 9.00 Ft x 3.50 Ft         |

Listing Presented By:



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eXp Realty

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