



3806 3 Street Calgary Alberta

\$1,249,900

Welcome to this Modern Contemporary Beauty! This stunning 2-story custom-built home features almost 4,000 square feet of developed living space to live and entertain. Upon entering this home, you will observe the oversized windows and patio doors that allow for tons of natural light year-round. Off to the left of the main foyer is the flex room with tasteful built-in cabinetry that is currently used as an office. As you make your way into the home you will observe a grand open concept and a fabulous dream kitchen with a full slab granite island, a stainless steel KitchenAid appliance package, an oversized pantry with plenty of shelves, and ample kitchen cupboard storage. The open concept main floor also offers a spacious dining room that flows into the living room with a gas fireplace, floating shelves, and sliding patio doors to an outdoor oasis. The second-floor master retreat with a spa-inspired ensuite has a tub, dual sinks, oversized stand-up shower w/ bench, rain shower, gorgeous tile surround, and glass doors. The master bedroom's private walk-in closet is exceptionally spacious w/ custom built-ins and deep storage drawers. The two additional bedrooms upstairs are very generous in size and also offer well-crafted walk-in closets w/ custom built-ins and sliding drawers for additional storage. The 2nd floor of this luxurious home also has a 4 pc bathroom very close to the 2 additional bedrooms upstairs and a complete laundry room with sink, storage and granite top as your folding table over the washer & dryer. The basement is set to entertain with a built-in entertainment wall unit and corner desk for those who want to work from home. The large wet bar was taken to an entirely new level with a 36" stainless steel fridge, bar sink, dishwasher, and extended granite countertop w/ large wet bar. The bar downstairs is complete with/ tasteful cabinetry, glass doors,...

Other 3.25 M x 2.57 M

Media 4.40 M x 6.99 M

Bedroom 3.89 M x 4.09 M

3pc Bathroom 3.12 M x 1.83 M

Exercise room 3.18 M x 4.59 M

Den 5.01 M x 4.70 M

Foyer 2.72 M x 3.28 M

2pc Bathroom 2.44 M x 1.55 M

Primary Bedroom 5.74 M x 4.70 M

5pc Bathroom 4.04 M x 3.81 M

Laundry room 2.13 M x 3.02 M

Bedroom 3.83 M x 4.47 M

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(CENTRAL)**

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Kitchen 4.17 M x 3.33 M

Dining room 3.43 M x 5.89 M

Living room 4.17 M x 4.65 M

Bedroom 3.66 M x 4.44 M

4pc Bathroom 2.80 M x 1.50 M