



# 645 36 Street Calgary Alberta

\$1,349,000

Stunning custom built and luxuriously designed. This detached home (slated for completion mid-December 2024) perfectly combines unsurpassed beauty with functionality with the added benefits of a LEGAL lower suite with its own separate side entrance and a sunny west-facing backyard. 2850+ sq ft of architectural mastery, 4 bedrooms and 4 1/2 baths awaits and since this home is custom built buyers have the privilege of personalizing your new home! The high-end design includes a wide open floor plan with a front flex room, a striking gourmet kitchen and an inviting living room with a gas fireplace flanked by built-ins. Soaring 10' ceilings, an abundance of natural light and designer finishes come together to create a breathtaking sanctuary. A barn slider to a handy mudroom and a tucked away powder room further add to your comfort and convenience. Designed with privacy in mind the second floor has been masterfully planned with the primary bedroom all the way on the other side of the level from the other bedrooms. The primary bedroom is a luxurious oasis with grand vaulted ceilings, an expansive walk-in closet and a lavish ensuite boasting dual sinks, a deep soaker tub and a separate shower. Both additional bedrooms are almost as lavish with their own custom walk-in closets and 4-piece ensuites. Conveniently a laundry with a sink completes this level. Entirely private from the upper levels the LEGALLY suited lower creates incredible versatility and a beautiful private space for multi-generational living. Gorgeously designed in the same quality finishes as the rest of the home this level impresses with a full kitchen, a large living room, a separate laundry room, a spacious bedroom and an opulent 6-piece bathroom with dual sinks. An aluminum and glass railed rear deck encourages casual barbeques in the sunny west-facing backyard. Plenty of parking and seasonal storage is...

Living room 18.67 Ft x 9.50 Ft  
 Kitchen 12.67 Ft x 7.50 Ft  
 Breakfast 6.00 Ft x 9.00 Ft  
 Laundry room 6.67 Ft x 5.50 Ft  
 Bedroom 11.33 Ft x 10.33 Ft  
 5pc Bathroom .00 Ft x .00 Ft

2pc Bathroom .00 Ft x .00 Ft  
 Laundry room 6.00 Ft x 7.92 Ft  
 Primary Bedroom 15.00 Ft x 11.33 Ft  
 Bedroom 11.00 Ft x 8.75 Ft  
 Bedroom 11.00 Ft x 8.75 Ft  
 6pc Bathroom .00 Ft x .00 Ft

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Listing Presented By:



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773 Glenmore rd , Calgary, British Columbia, V1V 3B9

Phone: (403) 850-6722  
 ctimos@telus.net

Living room 12.33 Ft x 18.00 Ft

Other 22.67 Ft x 11.67 Ft

Den 17.00 Ft x 11.67 Ft

4pc Bathroom .00 Ft x .00 Ft

4pc Bathroom Measurements not available