



922 33A Street Calgary Alberta

\$1,349,900

Located on a quiet tree-lined street in the established community of Parkdale, this breathtaking new home rises above the average infill & offers 3+1 bedrooms, nearly 2800 sq ft of luxurious developed living space with meticulous attention to detail throughout. The main level presents elegant Herringbone hardwood floors, lofty 10' ceilings & plenty of natural light, showcasing a refined dining area enhanced by a feature wall & stylish light fixture. Just a few steps away, is the kitchen that's tastefully finished with quartz counter tops, island/eating bar, an abundance of storage space & Bosch stainless steel appliance package. The living room is open to the kitchen & is anchored by a dramatic floor to ceiling fireplace bordered by built-ins. Completing the main level are a 2 piece powder room & convenient mudroom. An open riser staircase leads to the second level which hosts 3 bedrooms, a 4 piece bath & laundry room with sink & storage. The primary retreat with vaulted ceiling boasts a large walk-in closet & gorgeous 5 piece ensuite with heated floor, dual sinks, relaxing soaker tub & rejuvenating steam shower. The fully developed walk-up to grade basement with access to a covered patio, features a large family/media room with wet bar, flex space, fourth bedroom with walk-in closet & a 3 piece bath. Other notable features include a side entry door, built-in speakers throughout, rough-ins for hydronic heated floors, central air conditioning & central vacuum system. Outside, enjoy the private back yard with deck & patio. Parking is a breeze with a double detached garage. This home is located close to scenic Bow River pathways, Edworthy Park, schools, shopping, Foothills & Children's Hospitals, U of C & has easy access to Memorial Drive. Immediate possession is available! (id:6769)

Family room 15.75 Ft x 14.42 Ft

Other 10.92 Ft x 9.67 Ft

Other 7.75 Ft x 4.75 Ft

Bedroom 11.58 Ft x 9.00 Ft

3pc Bathroom .00 Ft x .00 Ft

Kitchen 21.00 Ft x 13.50 Ft

Dining room 13.08 Ft x 10.33 Ft

Other 5.00 Ft x 4.17 Ft

2pc Bathroom .00 Ft x .00 Ft

Laundry room 7.75 Ft x 5.67 Ft

Primary Bedroom 16.00 Ft x 12.42 Ft

Bedroom 14.25 Ft x 9.58 Ft

Bedroom 12.92 Ft x 9.58 Ft

4pc Bathroom .00 Ft x .00 Ft

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

Listing Presented By:



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**RE/MAX REAL ESTATE
(CENTRAL)**

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Foyer 6.00 Ft x 5.00 Ft

5pc Bathroom .00 Ft x .00 Ft

Living room 15.75 Ft x 15.00 Ft