



## 2442 32 Avenue Calgary Alberta

\$1,195,000

Welcome to the highly sought after, family friendly community of Richmond! Enjoy the vibrancy of the Marda Loop district, with easy access to the downtown core, parks, playgrounds and the best schools in the city. This home offers 4 bedrooms, 4 bathrooms, 2,756 sq ft of above grade living space, a double garage, and numerous upgrades including: a NEMA 15-50, 220V garage electrical charger, in-floor heat and a NAVIEN combi boiler, central AC and some brand new appliances. The finishing in this home is exquisite. As soon as you step inside you're greeted by rich, natural hardwood floors. The spacious living room exudes class and style with a stunning feature fireplace with floor to ceiling tiling, and plenty of sunlight flowing through the large windows. The gourmet kitchen is equipped with top-of-the-line stainless steel appliances, including a gas cooktop, wall oven, warming drawer, and wine fridge. White quartz counters, a large island, and ceiling height cabinetry complete this impressive space. The large dining area makes meals and entertaining guests a joy as it overlooks the beautifully landscaped backyard. The mudroom is incredibly practical with plenty of storage and a convenient bench to keep this area orderly and tidy. With a low maintenance backyard, you'll enjoy BBQs, gatherings, or just lounging in this great outdoor living space. The second level features a well-proportioned bonus room with large south facing windows, and sleek 10 mm tempered glass panels. Two sizeable bedrooms, a full bath, and laundry room with countertop, sink, and storage finish off this level. The primary suite sits on the 3rd floor and is sure to satisfy the most distinguished tastes. The double-sided fireplace serves as an incredible focal point while providing warmth, comfort and natural separation between the bedroom and sitting area/den within this massive space...

4pc Bathroom 11.00 Ft x 5.00 Ft  
 Bedroom 11.00 Ft x 15.17 Ft  
 Bedroom 10.00 Ft x 11.75 Ft  
 Bonus Room 19.83 Ft x 20.17 Ft  
 Laundry room 11.00 Ft x 5.25 Ft  
 5pc Bathroom 14.58 Ft x 17.58 Ft

Other 15.92 Ft x 8.67 Ft  
 Recreational, Games room 19.33 Ft x 16.17 Ft  
 Furnace 5.83 Ft x 14.58 Ft  
 2pc Bathroom 5.83 Ft x 5.17 Ft  
 Dining room 14.00 Ft x 11.75 Ft  
 Foyer 6.25 Ft x 8.42 Ft

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

Listing Presented By:



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CIR

REALTY

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Primary Bedroom 16.25 Ft x 24.08 Ft

Other 7.00 Ft x 7.17 Ft

4pc Bathroom 9.00 Ft x 5.00 Ft

Bedroom 13.17 Ft x 15.92 Ft

Kitchen 16.08 Ft x 14.83 Ft

Living room 14.50 Ft x 20.67 Ft

Other 6.25 Ft x 12.08 Ft