



# 3802 Centre A Street Calgary Alberta

\$875,000

Welcome to this stunning 2155 sq ft RMS above grade (builder size 2313 sq ft above grade) custom built brand new infill. Curb appeal is enhanced by a stylish blend of high quality low maintenance stone, acrylic stucco and composite Hardie board siding. Spacious main floor entry with an incredible sense of arrival, closet and direct entrance to single the attached garage, which is also complete with insulation, drywall and fully equipped with door opener and remotes (many builders do not include garage door opener sets). Please note very rare to enjoy an attached garage entrance in most modern infills! Next is the gourmet kitchen - transition across your luxury hardwood flooring through this open floor plan and you will witness how elaborately equipped it truly is! Well thought out to enhance the cooking preparation experience with high quality quartz countertops and an amazing island to match, soft close feature on all drawers and custom cabinets, breakfast and eating bar, pendant lighting, stainless steel Samsung appliances and all efficiently arranged for your convenience - get ready to enjoy! Spacious main floor living room is an oasis complete with a Kingsman gas fireplace located ideally on the inner wall and so much space for all your furniture placement. Step out your living room and enjoy the raised dura-deck decking, loads of room for your patio furniture, BBQ and elevated views to the east! Second level leads to an abundance of space with two bedrooms, both complete with 4 and 5 pc ensuite baths, large walk-in closets and the primary retreat is equipped with a stylish free standing soaker tub, double vanities, stand up shower with tile accents and more amazing elevated views to the east! For the utmost of convenience the laundry room with matching quartz counter tops and sink located on this level as well,. High end flooring throughout with delu...

Primary Bedroom 5.36 M x 4.08 M

Bedroom 4.19 M x 4.07 M

5pc Bathroom 4.23 M x 2.44 M

4pc Bathroom 3.07 M x 1.48 M

Laundry room 2.68 M x 1.68 M

Other 2.71 M x 2.45 M

Bedroom 3.65 M x 3.44 M

Recreational, Games room 5.80 M x 3.83 M

3pc Bathroom 3.64 M x 1.51 M

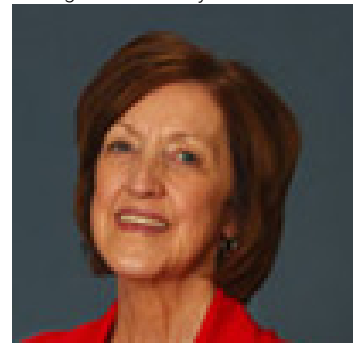
Storage 2.52 M x 1.32 M

Furnace 3.09 M x 1.00 M

Other 3.64 M x 1.66 M

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

Listing Presented By:



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**REALTY**

**CIR**

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Other 2.75 M x 1.27 M

Family room 8.82 M x 4.21 M

3pc Bathroom 2.96 M x 1.71 M

Other 2.00 M x 1.70 M

Kitchen 5.24 M x 3.76 M

Living room 6.63 M x 4.04 M

2pc Bathroom 2.10 M x 1.02 M