



1035 32 Avenue Calgary Alberta

\$2,300,000

Open House Sun. Sept. 14th 1:30-3:30 p.m. Welcome to this exquisite 2 storey home in UPPER ELBOW PARK. Offering a total of 4600 sq.' of refined living space, this residence blends timeless traditional warmth with elegant transitional styling. From the moment you step into the spacious Entryway with its soaring double height, you are greeted with rich dark hardwood floors, soft cream walls and flat-painted ceilings that create a serene & sophisticated ambience throughout. The heart of the home is the gourmet Kitchen, featuring high-end appliances, a generous breakfast bar Island and substantial Walk-In Pantry. Perfect for everyday living as well as entertaining! Opening seamlessly to the inviting Family Room where the wood burning fireplace anchors the space, there are patio doors bringing in natural light and leading to the SOUTH facing Deck. The light-filled Living Room, spacious enough for a grand piano, sets the stage for elegant gatherings and adjoins the generously sized Dining Room. Main floor also includes a discreetly located Powder Room + private Den/Office with custom Built Ins + French doors. Of special note is the abundance of wall space for art. Upstairs, which also showcases hardwood flooring, the RARE 4 Bedroom layout includes a luxuriously large Primary Suite, with spa inspired En-Suite + Walk-In Dressing Room. 3 additional Bedrooms, well-appointed Family Bath as well as loads of Storage/Closets, complete this floor. Delightfully developed Lower Level showcases an attractive Recreation + Games Room complete with Wet Bar, Gas Fireplace + Custom Built Ins. A versatile Gym space, which could easily become a 5th bedroom, along with a Full Bath, Laundry + Big Storage Room, add to this home's incredible functionality. Professionally landscaped SOUTH yard, with irrigation, perennial beds, ambient lighting + fencing, has a terrific deck with multiple gas ou...

3pc Bathroom Measurements not available

Recreational, Games room 33.75 Ft x 15.17 Ft

Exercise room 16.17 Ft x 11.25 Ft

Storage 17.25 Ft x 11.25 Ft

Laundry room 7.42 Ft x 6.92 Ft

2pc Bathroom Measurements not available

Family room 20.33 Ft x 15.67 Ft

Den 14.25 Ft x 12.00 Ft

5pc Bathroom Measurements not available

5pc Bathroom Measurements not available

Primary Bedroom 20.25 Ft x 16.08 Ft

Bedroom 18.75 Ft x 9.92 Ft

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Listing Presented By:



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Living room 23.83 Ft x 17.58 Ft
Dining room 16.00 Ft x 13.75 Ft
Kitchen 17.33 Ft x 12.92 Ft

Bedroom 16.25 Ft x 12.33 Ft
Bedroom 23.83 Ft x 21.25 Ft