



# 1613 32 Avenue Calgary Alberta

\$1,519,000

Located in the highly sought-after community of South Calgary, 1613 32 Ave SW is a stunning modern 3 level home that offers a perfect blend of luxury, style, and functionality. Upon entry, you are welcomed into a spacious formal dining room and a convenient walk-in closet. The gourmet kitchen is a chef's dream, featuring a massive island, sleek quartz countertops, top-tier appliances, and custom ceiling-height cabinetry. The open-concept living room boasts a gas fireplace with built-ins, and patio doors lead to the back deck for seamless indoor-outdoor living and a built-in desk. The main level also includes a mudroom and powder room. Upstairs, the primary bedroom offers a luxurious retreat with an ensuite bathroom featuring a walk-in shower, soaking tub, dual vanity, and in-floor heating, plus a large walk-in closet. The second bedroom has a walk-in closet and is connected to a full bathroom, while a built-in desk in the hallway adds functionality. The upper level also features a laundry room for convenience. The loft level is designed for entertaining with a bright living area that opens to a private balcony with stunning views, a wet bar, and a primary bedroom with an ensuite bathroom and dual walk-in closets—one for her and one for him. The fully finished basement includes a huge rec room with a built-in media center and wet bar, plus an office/gym, storage under the stairs, a full bathroom, and an additional bedroom with a walk-in closet. Outside, a double-detached garage offers secure parking and extra storage. This home provides the perfect combination of modern design, luxury finishes, and a prime location close to parks, shops, restaurants, and top-rated schools. Don't miss the chance to make this exceptional property yours! House is under construction and will be completed in 3-4 weeks. (id:6769)

Primary Bedroom 14.00 Ft x 12.00 Ft	Other 5.00 Ft x 2.17 Ft
Other 13.75 Ft x 5.75 Ft	Other 5.33 Ft x 6.67 Ft
5pc Bathroom 10.00 Ft x 12.33 Ft	Dining room 13.50 Ft x 13.83 Ft
Bonus Room 10.33 Ft x 20.08 Ft	Office 5.50 Ft x 6.42 Ft
Other 10.00 Ft x 16.00 Ft	Kitchen 16.08 Ft x 13.33 Ft
Recreational, Games room 16.00 Ft x 18.83 Ft	2pc Bathroom 5.00 Ft x 5.08 Ft
Exercise room 11.25 Ft x 8.67 Ft	Other 8.00 Ft x 5.08 Ft
Other 13.58 Ft x 6.00 Ft	Other 20.67 Ft x 10.00 Ft
Bedroom 12.42 Ft x 12.00 Ft	Bedroom 14.00 Ft x 12.83 Ft
4pc Bathroom 8.58 Ft x 5.00 Ft	

Listing Presented By:



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