



3032 37 Street Calgary Alberta

\$1,149,990

This stunning 2 storey seamlessly combines natural beauty and modern luxury. Adjacent to a greenspace and on a bicycle path leading to Glenmore Reservoir, while adorned by elegant finishings in over 3,400 SF of total living space. A brick and horizontal wood slat facade, angled roof detailing, and landscaped front yard offer charming curb appeal. Step inside to a diagonally laid wood feature wall with bench and huge entryway closet, accompanied by the extra large walk-in food pantry with ample built ins. 10ft ceilings are illuminated by natural light that bounces off of the engineered oak wide plank hardwood. A chic dining area features a crystal chandelier and leads into the chef's kitchen; characterized by quartz countertops, waterfall island with undermount double bowl sink, and porcelain Carrera tile backsplash. The impressive appliances have knurled handles and include a built in microwave, built in oven, chimney style hood fan, and 5 burner gas cooktop, with high gloss cabinetry and usb port plug-ins further showcasing the many upgrades to be found. This opens up into the living room, a space made for entertaining, with a tile fronted gas fireplace and floating shelves and cabinetry on either side. Sliding glass doors access the private backyard, with a poured concrete patio, low maintenance landscaping, custom built raised planter beds, and exterior speakers. The rear mudroom includes another bench, shelving and large walk-in closet for optimal storage. An adjacent den space also comes with a convenient built-in desk. Ascend the open riser staircase with a stunning crystal chandelier and intentionally placed gaps that flood all levels of the home with light. The upper floor is home to two secondary bedrooms with unique feature walls and a full bathroom, along with a laundry room including a sink, quartz folding counter, and product storage. The luxurious pri...

4pc Bathroom 10.92 M x 5.00 M
5pc Bathroom 10.58 M x 15.42 M
Bedroom 12.67 M x 12.33 M
Bedroom 14.75 M x 12.33 M
Laundry room 5.75 M x 8.58 M
Other 9.92 M x 8.58 M

Recreational, Games room 24.92 M x 29.67 M
Furnace 5.75 M x 15.00 M
2pc Bathroom 5.00 M x 4.92 M
Dining room 13.83 M x 12.00 M
Foyer 12.08 M x 6.33 M
Kitchen 17.50 M x 16.25 M

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Primary Bedroom 18.00 M x 15.42 M

4pc Bathroom 4.92 M x 8.92 M

Bedroom 13.42 M x 11.33 M

Living room 18.25 M x 14.08 M

Den 5.75 M x 6.33 M

Pantry 4.92 M x 9.00 M