



## 3224 Conrad Drive Calgary Alberta

\$1,225,000

This one-of-a-kind property not only boasts over 2200 square feet of beautifully finished living space, but it also backs directly onto a park which is linked to Nose Hill Park's biking and hiking paths—a true haven for dog lovers and outdoor enthusiasts alike. It's location offers quick access shopping, schools, and more! This home was completely renovated in 2020, leaving no detail overlooked. From the vaulted ceilings, to the new electrical wiring and updated panel, to all-new plumbing (including the water main and city line), to a new furnace, hot water tank, and central A/C installed in 2020, this home offers both beauty and peace of mind. The main level features a sunlit open-concept living and dining area, anchored by a gorgeous kitchen with a massive island as its centerpiece. Outfitted with upgraded stainless steel appliances, custom built in storage, and real maple wood finishes, it's perfect for hosting or enjoying everyday meals. Upstairs, you'll find three spacious bedrooms, a fully renovated 4-piece bath with new tub, custom vanity, a bright new window AND skylight so you always get natural light. Every detail exudes modern comfort and timeless style. Step down to your functional lower level, where you'll discover a cozy family room complete with built-in dry bar, a custom Zen Living laundry room/ mudroom of your dreams with tons of space, built in storage, and even a hidden laundry chute—a thoughtful addition for busy lifestyles. The lowest level of this house is a true sanctuary where you can step away from the noise of the rest of the family/guests, and step into your luxurious owner's retreat. Down here is a primary ensuite with heated floors, cozy gas fireplace, a built-in safe, and smart home-enabled features. Indulge in the 5-piece spa-inspired ensuite with a stunning soaking tub surrounded by floor-to-ceiling tile, and the custom glass walk in sh...

Primary Bedroom 18.58 Ft x 12.75 Ft

5pc Bathroom 12.42 Ft x 9.00 Ft

Furnace 10.00 Ft x 5.92 Ft

Living room 20.50 Ft x 12.83 Ft

Laundry room 11.25 Ft x 9.50 Ft

Other 6.00 Ft x 3.50 Ft

Kitchen 16.50 Ft x 10.33 Ft

Dining room 14.00 Ft x 10.75 Ft

Foyer 7.00 Ft x 5.00 Ft

Bedroom 13.08 Ft x 11.00 Ft

Bedroom 9.92 Ft x 9.67 Ft

Bedroom 11.00 Ft x 10.42 Ft

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Listing Presented By:



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2pc Bathroom 6.25 Ft x 4.00 Ft

4pc Bathroom 9.92 Ft x 7.00 Ft

Family room 12.50 Ft x 8.75 Ft