



3320 Boulton Road Calgary Alberta

\$2,199,000

BRAND NEW LUXURY HOME IN THE HEART OF BRENTWOOD | CONTEMPORARY MODERN DESIGN | LEGAL BASEMENT SUITE | Welcome to 3320 Boulton Road.NW in BRENTWOOD. This home has been meticulously built as a primary home for its builder-owner, with no expenses spared. This home boasts 7 bedrooms and 5.5 bathrooms across >3,640 sqft above grade PLUS a legal basement suite with private, separate entrance ! The contemporary exterior design has been thoughtfully finished with brick and Hardie board, fully landscaped with accent exterior lighting to illustrate its features. Upon entry, you're greeted with 19 feet ceilings on the main floor living room with open-to-below style second storey (rare in the neighborhood). The grand living room is framed by a custom gas fireplace with stone facade, next to the gourmet kitchen. About 10 feet long, the kitchen island showcases quartz waterfall countertops as the perfect meeting place for guests and family while entertaining. Top high end appliances included here. A dining nook is next to the kitchen with custom wall panels, with a dry-bar on the opposite end as a display for your favourite items. Through a private door, you'll find the back entry and mudroom. Down the hall on the main floor, there is a bedroom / office option and 1-3 pce Ensuite bathroom (great for multigenerational families) & 1-2 pce bathroom. Upstairs you'll find an open bonus room (open to below), cased with glass railing panels, adjacent to the laundry room. There are two primary bedrooms with their own luxury ensuites, and top-of line lavatories installed throughout the whole home. Floor-to-ceiling ceramic tiles and in-floor heating in the ensuites bring the spa home. The basement is developed, 9 ft high ceiling , with the LEGAL SUITE (with a private , separate walk-up-to-grade entry with outside covered) which features two bedrooms and one full bath, Full sized washer...

Recreational, Games room 29.67 Ft x 19.17 Ft
 Kitchen 17.75 Ft x 10.50 Ft
 Family room 17.75 Ft x 10.17 Ft
 Bedroom 13.33 Ft x 11.08 Ft
 Bedroom 11.50 Ft x 11.00 Ft
 3pc Bathroom Measurements not available

2pc Bathroom Measurements not available
 Bedroom 12.67 Ft x 11.42 Ft
 3pc Bathroom Measurements not available
 Other 12.67 Ft x 4.83 Ft
 Primary Bedroom 16.67 Ft x 16.00 Ft
 5pc Bathroom Measurements not available

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

Listing Presented By:



Originally Listed by:
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Kitchen 23.67 Ft x 13.42 Ft
Dining room 18.83 Ft x 11.83 Ft
Living room 23.17 Ft x 16.50 Ft
Family room 19.58 Ft x 18.67 Ft

Bedroom 12.25 Ft x 11.92 Ft
4pc Bathroom Measurements not available
Bedroom 17.58 Ft x 17.17 Ft