



# 3320 Boulton Road Calgary Alberta

\$1,799,900

Luxury Living in Brentwood - Calgary's Premier Community! Welcome to Introducing 3320 Boulton Road NW - a beautifully crafted, brand new home nestled in the desirable Brentwood community. Designed as the personal residence of the builder-owner, no detail has been overlooked in this exquisite 7-bedroom, 5.5-bathroom home that spans over 3,630 sqft of upscale living space. Additionally, the home features a legal basement suite with its own private entrance, ideal for extra income or family living. The exterior of this home is a perfect blend of modern design, showcasing a striking combination of brick and Hardie board, complemented by thoughtful landscaping and architectural lighting. Step inside, and you're welcomed by a spacious living room with impressive 19-foot ceilings, creating an open and airy ambiance. A custom gas fireplace with a stone surround adds a touch of elegance, while the chef-inspired kitchen, complete with a 10-foot island and quartz waterfall countertops, is an entertainer's dream. High-end appliances and a dining nook with unique wall paneling and a dry bar elevate the space. A private hallway leads to a versatile bedroom/office with its own ensuite, ideal for multigenerational living, along with a convenient 2-piece powder room on the main floor. Upstairs, a bright bonus room with glass railings offers a flexible space, while the second floor features two luxurious primary suites, each with stunning ensuites that include floor-to-ceiling tiles and in-floor heating for a spa-like experience. The fully developed basement, with 9-foot ceilings, includes a legal suite with its own separate walk-up entrance. This suite features two bedrooms, a full bathroom, and a kitchen with shaker-style cabinetry and modern appliances - a fan...

Bonus Room 5.89 M x 4.67 M

Laundry room 2.16 M x 2.29 M

Primary Bedroom 4.88 M x 4.44 M

Other 1.42 M x 3.28 M

5pc Bathroom 4.88 M x 2.44 M

Bedroom 3.76 M x 5.26 M

Other 1.50 M x 1.58 M

4pc Bathroom 2.69 M x 1.50 M

Other 5.82 M x 12.09 M

Other 1.09 M x 5.21 M

Furnace 2.29 M x 3.86 M

Other 3.23 M x 4.98 M

Laundry room 1.80 M x .99 M

Other 5.44 M x 3.12 M

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3pc Bathroom 1.50 M x 2.41 M

Bedroom 3.05 M x 3.35 M

Bedroom 3.00 M x 3.66 M

Bedroom 3.35 M x 3.38 M

Bedroom 2.80 M x 3.38 M