



3406 2 Street Calgary Alberta

\$945,000

BRAND NEW | 4 BEDS | GYM | BAR | VAULTED CEILINGS THROUGHOUT | EV-POWER IN GARAGEWelcome to this stunning brand-new home in the heart of Highland Park, one of Calgary's most sought-after neighborhoods. Ideally located near coffee shops, schools, major amenities, and just minutes from downtown, this residence blends modern luxury with everyday convenience. From the moment you arrive, the brick and stucco exterior with colonial-style windows sets an immaculate modern farmhouse tone. Inside, every detail radiates sophistication – from the upscale finishes, to the light-filled open-concept layout designed for both beauty and practicality. The main floor begins with a spacious dining area accented by a feature wall, leading into the gourmet chef's kitchen. Here you'll find a striking mix of paint-grade and oak cabinetry, floor-to-ceiling storage, stainless steel appliances, gas cooktop, under-cabinet lighting, and built-in ceiling speakers. The showpiece of the space is the 13-foot waterfall quartz island – perfect for entertaining or casual meals. Adjacent is a cozy living area anchored by a gas fireplace with tiled stone surround, opening to a 14x14 wood deck through a sleek glass wall system. With exterior speaker wiring, this deck is the ideal spot for BBQs, morning coffee, or summer evenings with friends. Additional main floor highlights include a walk-in pantry, custom mudroom, and an elegant powder room. Upstairs, a dramatic open-to-below design with vaulted ceilings makes a grand impression. Every bedroom on this level features a vaulted ceiling. The primary suite overlooks the front yard with sunset views, and boasts an expansive walk-in closet. The spa-inspired ensuite offers in-floor heating, a freestanding tub, dual vanity with custom mirrors, a glass shower with steamer, and exquisite finishes. Two additional bedrooms, a 4-pc bath, and a laundry room with bui...

Furnace 5.50 Ft x 11.67 Ft

Recreational, Games room 19.17 Ft x 14.42 Ft

Exercise room 9.08 Ft x 13.17 Ft

Bedroom 13.33 Ft x 8.92 Ft

4pc Bathroom 9.17 Ft x 5.00 Ft

Living room 14.75 Ft x 13.83 Ft

2pc Bathroom 6.25 Ft x 5.25 Ft

Other 9.75 Ft x 6.83 Ft

Primary Bedroom 13.58 Ft x 15.25 Ft

Laundry room 6.58 Ft x 5.58 Ft

Bedroom 10.00 Ft x 13.25 Ft

Bedroom 11.83 Ft x 14.25 Ft

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Originally Listed by:
Five Star Realty

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Kitchen

17.58 Ft x 16.42 Ft

Dining room

13.58 Ft x 12.75 Ft

5pc Bathroom

8.92 Ft x 14.17 Ft

4pc Bathroom

9.75 Ft x 5.00 Ft