



3438 Parkdale Boulevard Calgary Alberta

\$1,800,000

OPEN HOUSE March 22nd 1-4PM! This meticulously crafted modern 3-storey Bow River facing residence is adorned with luxury finishings and exceptional upgrades. Professionally designed and executed by an experienced builder that prioritizes layout, with beautifully accompanying aesthetics to match. With 5 bedrooms, 4.5 bathrooms and 2,788 SF Above Grade, this home has endless space to live and entertain. The foyer opens up into a living room flooded with west-facing triple glazed windows, engineered hardwood with integrated vents that carry throughout, and centres around an elegant tile fronted gas fireplace. Sliding doors access one of the many outdoor amenity areas, offering a unique indoor-outdoor patio space. This seamlessly transitions into the dining, with a spectacular light fixture above and a versatile credenza coffee station or bar display. The kitchen comes equipped with granite counters and island with an undermount sink, grained and UV lacquer cabinetry, and panel-ready refrigerator, along with a steam assist oven and 6 burner gas stove. More sliding glass doors open up onto a private back deck ideal for BBQing or hot tubbing. The nearby mudroom is adorned with terrazzo tiled floors and a functional storage unit including a built-in bench, merely steps from the double garage out back. Ascend the bright, glass encased staircase to the expansive primary retreat, which includes a giant walk-in closet with organizers, and a lavish ensuite through a barn door that comes with a soaker tub, frosted glass water closet, two vanities, and rain shower; with an additional exclusive outdoor patio overlooking the Bow River and Edworthy Park. Two more bedrooms with large windows and closets, a full bathroom with tiled shower and product niche, and laundry room fit with appliances and a sink station complete this level. The third floor is an entertainer's dream -- featur...

4pc Bathroom 9.75 Ft x 4.92 Ft

5pc Bathroom 7.58 Ft x 13.83 Ft

Bedroom 11.50 Ft x 9.58 Ft

Bedroom 10.67 Ft x 12.25 Ft

Laundry room 6.33 Ft x 7.33 Ft

Primary Bedroom 13.25 Ft x 15.17 Ft

Other 9.42 Ft x 5.50 Ft

3pc Bathroom 9.17 Ft x 8.00 Ft

Bedroom 10.67 Ft x 10.75 Ft

Recreational, Games room 20.25 Ft x 24.33 Ft

Furnace 5.58 Ft x 16.33 Ft

2pc Bathroom 5.92 Ft x 4.67 Ft

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Listing Presented By:



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Real Estate Professionals Inc.

202, 5403 CROWCHILD TRAIL
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102
cm.mackenzie@shaw.ca

Other 9.83 Ft x 7.00 Ft

3pc Bathroom 9.50 Ft x 6.00 Ft

Bedroom 11.00 Ft x 10.92 Ft

Great room 20.75 Ft x 28.00 Ft

Dining room 17.58 Ft x 8.83 Ft

Kitchen 15.58 Ft x 16.42 Ft

Living room 15.58 Ft x 14.25 Ft