



415 37 Avenue Calgary Alberta

\$1,099,900

Discover a residence where thoughtful design meets luxurious living in this unique home crafted by the esteemed JTA Designs. Sunlight floods the main floor, creating a bright and inviting atmosphere throughout. Convenience is paramount with underground garage parking that leads directly into the expansive basement and entertainment area, plus the added benefit of extra driveway parking for guests. The master suite offers a serene escape with beautiful views, and each bedroom features generously sized closets to accommodate all your storage needs. Imagine unwinding in the 4-piece bathroom, complete with a steam shower rough-in awaiting your personal touch. The main floor's bright living room seamlessly flows into a dedicated office space, perfect for work or quiet reflection. Culinary enthusiasts will adore the kitchen, boasting abundant storage and a substantial island ideal for both preparation and casual dining. Anticipate moving into this exceptional property with an opportunity to own a truly distinctive home. (id:6769)

Primary Bedroom 13.00 Ft x 9.92 Ft

5pc Bathroom 17.83 Ft x 9.08 Ft

Other 9.00 Ft x 8.67 Ft

Laundry room 9.00 Ft x 5.42 Ft

4pc Bathroom 10.50 Ft x 5.00 Ft

Bedroom 13.00 Ft x 11.75 Ft

Bedroom 13.00 Ft x 9.92 Ft

Other 7.83 Ft x 5.50 Ft

Other 6.58 Ft x 5.67 Ft

Recreational, Games room 19.08 Ft x 15.33 Ft

Bedroom 13.25 Ft x 11.50 Ft

4pc Bathroom 8.92 Ft x 5.33 Ft

Other 6.00 Ft x 5.42 Ft

Furnace 8.17 Ft x 7.00 Ft

Living room 18.08 Ft x 20.08 Ft

Dining room 13.33 Ft x 8.08 Ft

Office 12.58 Ft x 9.33 Ft

Kitchen 16.00 Ft x 15.58 Ft

2pc Bathroom 6.33 Ft x 4.67 Ft

Listing Presented By:



Originally Listed by:
Town Residential



Real Estate Professionals Inc.

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

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