



708 33A Street Calgary Alberta

\$2,398,000

STUNNING & SUN-FILLED HOME IN PARKDALE | Discover luxurious and contemporary inner-city living in this stunning, sun-filled home in Parkdale. Architecturally designed, this custom home features expansive unobstructed windows showcasing the lush greenery and treelined street and the unique vaulted staircase lined with skylights to bring in the lovely natural light. 33A is the only street that does not have 'through access' to Memorial Drive which means the traffic is minimal. The main level is the heart of the home, showcasing a spacious, modern kitchen with walnut and Shenck cabinetry, high-end Gaggenau appliances, and sleek chrome fixtures. The large quartz island with an eating bar, complemented by an adjacent breakfast area, is perfect for casual gatherings. Across from the kitchen, a family room with big windows looks out onto the south backyard with mature trees, composite decking, a built-in hot tub, and lower stone patio with a granite gas fire table. A double-sided stone fireplace connects the family and formal spaces, featuring a contemporary chandelier and large windows. Beautiful floating walnut stairs lead to the upper level, where there is a primary "retreat" with an incredible ensuite: designer soaker tub, double vanities, a jewelry vanity, a steam shower, and a walk-in closet. It also has its own deck with a speaker and treetop views. There is a large bonus room with a feature wall, full laundry room, and two additional bedrooms - each with WIC and ensuites, one with a steam shower. The lower level offers versatile recreation space with a wet bar, wine room, games area, home theatre, and a 4th bedroom with ensuite. The O/S triple garage features a 'Hayley' workbench & side cabinets, overhead storage, epoxy floors, and a tool organization system. Additional luxuries include a smart home system (security, lighting, and AV) with speakers inside and out....

Recreational, Games room 26.75 Ft x 21.75 Ft

Media 18.08 Ft x 14.33 Ft

Bedroom 12.67 Ft x 10.92 Ft

2pc Bathroom 6.17 Ft x 4.42 Ft

4pc Bathroom 10.92 Ft x 4.92 Ft

Wine Cellar 10.58 Ft x 5.50 Ft

Family room 13.92 Ft x 11.92 Ft

Den 13.08 Ft x 11.50 Ft

2pc Bathroom 7.42 Ft x 5.50 Ft

Other 9.92 Ft x 4.50 Ft

Bonus Room 20.17 Ft x 12.50 Ft

Primary Bedroom 14.92 Ft x 13.92 Ft

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Listing Presented By:



Originally Listed by:
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Kitchen	18.50 Ft x 11.92 Ft	Bedroom	12.50 Ft x 11.42 Ft
Dining room	12.92 Ft x 10.33 Ft	Bedroom	11.50 Ft x 11.42 Ft
Breakfast	18.50 Ft x 10.17 Ft	3pc Bathroom	9.33 Ft x 4.67 Ft
Living room	14.92 Ft x 13.92 Ft		