

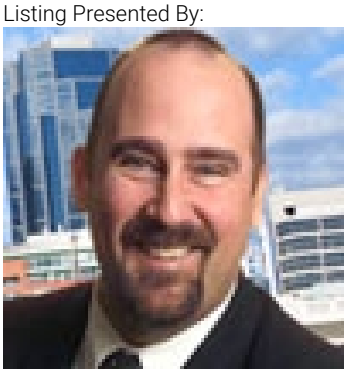
15041 37 Street Calgary Alberta

$750,000

Welcome to 15041 37 Street SW, a beautifully designed two-storey home offering 1,823 SQ. FT. OF ABOVE-GRADE LIVING SPACE, 3 BEDROOMS, 2.5 BATHROOMS, a MAIN-FLOOR OFFICE, CENTRAL AIR CONDITIONING, and a DOUBLE DETACHED GARAGE in the desirable community of Alpine Park. Ideally situated ACROSS FROM AN ESTABLISHED EQUESTRIAN SCHOOL THAT HAS BEEN OPERATING FOR OVER 20 YEARS, this property offers a unique setting. Featuring HARDWOOD FLOORING THROUGHOUT THE MAIN AND UPPER LEVELS and impressive 9-FOOT CEILINGS, this thoughtfully designed home combines modern finishes, spacious living areas, and everyday functionality.Step inside to a bright and inviting OPEN-CONCEPT MAIN FLOOR, where large windows fill the home with natural light and highlight the beautiful hardwood flooring and 9-foot ceilings. The spacious living room flows seamlessly into the dining area and beautifully appointed kitchen, featuring ELEGANT COUNTERTOPS, a LARGE CENTRAL ISLAND, GENEROUS CABINETRY, and a COMPLETE APPLIANCE PACKAGE. A dedicated MAIN-FLOOR OFFICE WITH FRENCH DOORS provides a private workspace, while a convenient two-piece powder room completes this level.Upstairs, the 9-FOOT CEILINGS AND HARDWOOD FLOORING continue throughout, creating a spacious and cohesive feel. The upper level features THREE GENEROUS BEDROOMS, TWO FULL BATHROOMS, and CONVENIENT UPPER-FLOOR LAUNDRY. The primary bedroom offers a relaxing retreat with a WALK-IN CLOSET and PRIVATE FOUR-PIECE ENSUITE WITH A SOAKING TUB. Two additional bedrooms, a four-piece bathroom, and a dedicated laundry room with an included washer and dryer complete this level.The UNDEVELOPED BASEMENT OFFERS APPROXIMATELY 852 SQ. FT. WITH 9-FOOT CEILINGS, providing excellent potential for future development, subject to necessary approvals. Additional highlights include CENTRAL AIR CONDITIONING, a WATER SOFTENER, and a DOUBLE DETACHED GARAGE MEASURING APPR...

Bedroom 11.00 Ft x 9.58 Ft
Bedroom 14.58 Ft x 8.92 Ft
4pc Bathroom 4.92 Ft x 8.83 Ft
Laundry room 6.50 Ft x 6.92 Ft
Kitchen 14.83 Ft x 14.83 Ft
Dining room 9.42 Ft x 14.83 Ft
Living room 13.25 Ft x 13.67 Ft
Office 10.50 Ft x 10.50 Ft

Listing Presented By:



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4pc Bathroom 9.33 Ft x 7.92 Ft

Primary Bedroom 17.42 Ft x 11.00 Ft

2pc Bathroom 4.83 Ft x 4.75 Ft

Foyer 7.33 Ft x 6.75 Ft