



1515 32 Avenue Calgary Alberta

\$1,675,000

ELEGANCE, LUXURY & STYLE for this CUSTOM 'DUAL-Master' Home near Marda Loop/South Calgary. Soaring 23 1/2 FT Ceilings in the Living Room are STUNNING! FOUR Bedrooms TOTAL, This home was built on a MASSIVE 50' x 125' lot which has allowed many opportunities, including the hard-to-find Heated TRUE-TRIPLE GARAGE. Lovely Covered Porch ENTRY and 10 FT Ceilings on the MAIN LEVEL accent Luxurious Finishings and extras throughout this quality home include incredible NATURAL Sunlight through the many windows from the SOUTH, Gleaming Maple Hardwood Floors throughout the top 2 levels. Open-Concept floorplan includes Cozy GAS fireplace to gather as well. Classic Luxury in the Kitchen with Kitchencraft Cabinetry, Granite centre-island to pull up a chair, Reverse Osmosis filtration. Dine in your Formal Dining room with custom texture design-feature elements & crown moulding finishes. Steel Dacor appliances with built-in oven and tile backsplash accents. Transom windows at every turn, butler's pantry walkthrough from the Kitchen to the dining room, and 15x15 tiles in sensible mud-room access off the kitchen as well, includes Pet-Wash in the nicely appointed laundry area with dual access to backyard. Large Main Floor Den includes built-in desk storage/lighting with views to the Park/Library. Located just off the kitchen is the 40'x15' expansive composite SOUTH DECK leading to your impressive Yard space. Ascending up the Site-Finished Maple stairs you'll find wrought iron railing accents to the DUAL MASTER BEDROOMS. One with Vaulted 12' ceilings, views to the Greenspace & Downtown to the North, enjoys DUAL 6-pce Ensuites. STEAM SHOWER for the North Master with Rainfall & Clawfoot tub, in-floor heat and walk-in closet while the other BEDROOM with 12' Vaults, South Vistas, gets a walk-in closet,dual-sinks, DEEP soaker tub and in-floor heat too! Lower level BASEMENT REC ROOM...

Recreational, Games room 16.08 Ft x 11.33 Ft

Recreational, Games room 20.83 Ft x 16.75 Ft

Bedroom 12.83 Ft x 12.58 Ft

Bedroom 11.92 Ft x 11.75 Ft

Storage 8.33 Ft x 5.67 Ft

Other 19.33 Ft x 6.92 Ft

Other 14.92 Ft x 6.17 Ft

Laundry room 7.92 Ft x 7.00 Ft

Living room 17.92 Ft x 16.75 Ft

2pc Bathroom Measurements not available

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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RE/MAX FIRST

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4pc Bathroom Measurements not available

Dining room 13.58 Ft x 13.08 Ft

Living room 17.92 Ft x 16.75 Ft

Family room 12.25 Ft x 11.58 Ft

Den 12.75 Ft x 11.83 Ft

Primary Bedroom 15.08 Ft x 13.92 Ft

Bedroom 17.08 Ft x 13.92 Ft

6pc Bathroom 13.92 Ft x 10.75 Ft

6pc Bathroom 10.00 Ft x 9.75 Ft