

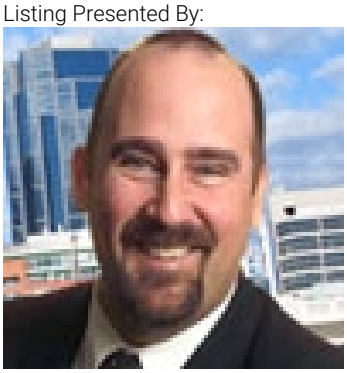
2029 35 Avenue Calgary Alberta

$1,829,000

WELCOME to this Impeccably DESIGNED & Architecturally striking 3-Storey Detached home in the heart of Garrison Woods! Carefully planned around the Rhythms of Contemporary Urban living, this home gives you the walkability & energy of Upscale Marda Loop. NewTechWood Norwegian Cladding Front Facade, Offering 2,400+ sqft above grade, including DOUBLE TANDEM+garage with Contemporary Luxurious Architecture, Open-Concept MAIN LEVEL features the custom kitchen with oversized QUARTZ-Mitred waterfall-island, Custom Wood-Style Fashionista Cabinetry, Hanstone-Aspen Quartz countertops and full-height quartz backsplash. The Impressive appliance package includes a 42-inch built-in LG Studio Side x Side refrigerator, 36-inch KitchenAid Induction cooktop, Custom Faber hood-insert, KitchenAid 30' wall oven, Print-Shield Finish microwave & dishwasher. MAIN Floor nearly 16'x10' FORMAL dining space for the family gatherings. Enjoy the DRAMATIC & Impressive 18 FT living room which soars to the 2nd level, 3-Tiered TRANS GLOBE chandelier & features a 60" ELECTRIC DIMPLEX PRISM fireplace with quartz hearth adjacent to the Natural Light of the south-facing deck. Tasteful & Durable Hickory Bercy 7" wide engineered-hardwood with brushed UV-lacquered finish. Closed-riser stairs to 2nd floor offers 2 generous bedrooms, a luxe shared bathroom,, and an open flex-lounge overlooking main living room with Sunlit Views. Second Level gets Premium 7"wide-plank luxury vinyl flooring in natural Quest-Oak finish. Hickory-accented stain railings with custom modern glass throughout. Ascend to the 3rd Level, reserved as PRIMARY LUXURY retreat featuring 9' Ceiling Vaults, 72" Electric LED Fireplace w/ remote, Juliet-balcony, generous walk-in closet & numerous built-ins with skylight too. Custom 84" height 10mm thick glass shower setup. Relax in the freestanding soaker tub and enjoy the heated towel...

Bedroom 16.00 Ft x 10.00 Ft
Bedroom 12.75 Ft x 8.67 Ft
Bonus Room 16.00 Ft x 7.83 Ft
Laundry room 8.75 Ft x 6.50 Ft
4pc Bathroom 12.75 Ft x 5.00 Ft
Primary Bedroom 16.00 Ft x 13.00 Ft
6pc Bathroom 14.25 Ft x 8.50 Ft
Other 6.67 Ft x 2.50 Ft
Storage 16.92 Ft x 4.00 Ft
Living room 16.00 Ft x 11.50 Ft
Kitchen 18.17 Ft x 12.50 Ft
Dining room 15.67 Ft x 10.50 Ft

Listing Presented By:



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Den 6.58 Ft x 5.25 Ft

Other 8.50 Ft x 8.50 Ft

Foyer 12.50 Ft x 5.00 Ft

2pc Bathroom 6.58 Ft x 5.67 Ft