



3308 2 Street Calgary Alberta

\$1,199,900

Welcome to this exceptional executive-style two-storey detached home situated on a quiet, tree-lined street in the highly sought-after community of Highland Park. Set on an impressive 30-foot-wide lot, this home delivers a sense of space and proportion that is increasingly difficult to find in today's infill market, where many new builds are constructed on narrower 25-foot lots. That difference is immediately noticeable the moment you step through the front door. Rather than the narrow, confined feeling often associated with skinny infill homes, this residence welcomes you with soaring 10-foot ceilings, generous room dimensions, expansive windows and an abundance of natural light. The wider lot and thoughtfully designed floor plan create a home that feels open, comfortable and substantial from the very first step inside. Offering approximately 2,229 sq. ft. of above-grade living space, plus a fully finished basement with a separate rear entrance, this home provides exceptional space for families, entertaining and everyday living. The main floor showcases a beautiful open-concept design. A spacious front dining area flows naturally into the stunning white kitchen, featuring a large, highly functional centre island with breakfast bar, generous cabinetry and plenty of workspace. At the rear of the home, the great room provides an inviting gathering space centred around a beautiful fireplace and framed by large windows that bring the outdoors in. A convenient two-piece powder room completes the main level. An architectural highlight of the home is the open-tread staircase, enhanced by a large window and skylight that fill the space with natural light and add a striking sense of openness. Upstairs, you'll find three generously sized bedrooms. The impressive primary retreat offers dual walk-in closets and a luxurious five-piece spa-inspired ensuite, complete with heated ...

3pc Bathroom 10.33 Ft x 5.00 Ft

Bedroom 10.33 Ft x 16.83 Ft

Bedroom 9.67 Ft x 12.42 Ft

Recreational, Games room 20.50 Ft x 15.25 Ft

2pc Bathroom 5.08 Ft x 5.17 Ft

Dining room 15.25 Ft x 14.25 Ft

4pc Bathroom 7.33 Ft x 4.92 Ft

4pc Bathroom 7.33 Ft x 5.00 Ft

5pc Bathroom 9.75 Ft x 17.83 Ft

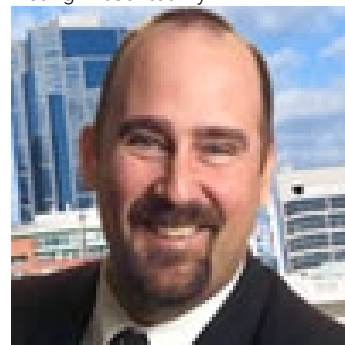
Bedroom 10.83 Ft x 18.00 Ft

Bedroom 10.75 Ft x 18.00 Ft

Laundry room 6.83 Ft x 10.08 Ft

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Listing Presented By:



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Century 21 Bravo Realty

RE/MAX Realty Professionals

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Foyer 8.00 Ft x 6.33 Ft

Kitchen 18.25 Ft x 19.50 Ft

Living room 16.33 Ft x 16.50 Ft

Primary Bedroom 14.00 Ft x 17.92 Ft

Other 5.75 Ft x 12.92 Ft