



## 3318 Boulton Road Calgary Alberta

\$1,599,999

This Modern Art Piece, an exceptional custom-built luxury home located in the heart of Brentwood. Meticulously constructed by the builder as a Modern Master Piece, this home reflects uncompromising craftsmanship, premium materials, and thoughtful design throughout. Offering 7 bedrooms, 5.5 bathrooms, and over 3,600 sq. ft. of well designed living space, plus a fully developed legal basement suite with a private, separate walk-up entrance, This property delivers outstanding versatility and value. The striking contemporary exterior, showcases contemporary brick and Hardie Board finishes, enhanced by professional landscaping and elegant exterior accent lighting. Step inside to be greeted by a dramatic 19-foot ceiling in the main living room with an open-to-below second-storey design, creating a bright and expansive atmosphere. The grand living space is anchored by a custom gas fireplace with stone facade, seamlessly flowing into the gourmet kitchen, with an expensive 10-foot quartz waterfall island which serves as the centre piece perfect for entertaining, complemented by top-of-the-line Jen Air appliances and refined finishes. Adjacent to the kitchen is a stylish dining nook with custom wall paneling, while a thoughtfully designed bar offers an ideal space for evening hangouts or serving guests. A private back entry leads to a functional mudroom. The main floor also features a bedroom with its own 3-piece ensuite, ideal to entertain guests, or for extended family needs, along with another 2-piece designer powder room. Upstairs, enjoy an open bonus room overlooking the living area, framed with modern glass railings, The upper level boasts two luxurious primary bedrooms, each with spa-inspired en-suites featuring floor-to-ceiling ceramic tile, in-floor heating, and premium lavatories throughout. one with steam shower, and a free standing soaker tub, The fully ...

Recreational, Games room 16.17 Ft x 10.25 Ft

Kitchen 12.50 Ft x 10.50 Ft

Bedroom 11.08 Ft x 9.17 Ft

Bedroom 11.08 Ft x 10.08 Ft

3pc Bathroom 7.25 Ft x 7.08 Ft

Living room 23.17 Ft x 16.58 Ft

Family room 19.67 Ft x 15.83 Ft

Dining room 11.83 Ft x 11.83 Ft

Kitchen 23.00 Ft x 13.00 Ft

Other 12.75 Ft x 4.92 Ft

Bedroom 12.75 Ft x 11.50 Ft

3pc Bathroom 8.17 Ft x 4.92 Ft

2pc Bathroom 7.00 Ft x 4.75 Ft

Bonus Room 19.25 Ft x 15.42 Ft

Primary Bedroom 16.00 Ft x 14.58 Ft

Other 10.75 Ft x 4.67 Ft

5pc Bathroom 16.00 Ft x 8.25 Ft

Bedroom 12.00 Ft x 19.83 Ft

Listing Presented By:



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Foyer 12.75 Ft x 7.00 Ft