



3332 Caribou Drive Calgary Alberta

\$1,100,000

3332 Caribou Drive NW | A Masterfully Renovated Mid-Century Bungalow Where Timeless Design Meets Modern Luxury | Professionally Taken To The Studs & Rebuilt With Precision | 4-Bedroom, 3-Bath Home Showcases Impeccable Craftsmanship And High-End Finishes Throughout | Open Main Floor Is Bathed In Natural Light, Featuring A Stunning Kitchen With Quartz Surfaces, Induction Cooking, & Custom Millwork | The Serene Primary Suite Offers Spa-Inspired Ensuite With In-Floor Heating | Fully Developed Lower Level Adds Refined Versatility, Epoxy Finished Concrete Floors, Including A Guest Bedroom, Bathroom With Heated Floors, Home Gym, & Spacious Laundry With Oversized Sink & Built-Ins | Every Detail Has Been Reimagined, from 2x6 Exterior Walls, Upgraded Rigid Exterior Insulation, Heat Recovery Ventilation (HRV) system, New Ducting, New Windows, High Efficiency Tankless Hot Water, New Back-flow preventer valve installed, Interior Wall Sound-dampening, Quality Hardwood, Numerous Built-ins, Concrete Hardy Board Siding & Synthetic Stucco (EIFS), Cedar Soffits, New Shingles - All Ensuring Lasting Quality & Efficiency | The Mechanical Room Is Spacious With Everything Layout Out To Perfection | Outside, The Private, Maturely Landscaped Yard Is A True Oasis, With Exposed Aggregate Patio and Sidewalks, Cedar Seating, Firepit, |Insulated Double Garage, Underground Electrical In Trenched Conduit For Future Needs & Extra RV Rear Parking With Easy Access From Lane | Nestled On A Quiet, Tree-Lined Street Steps To Confederation Park Pathway System & Confederation Golf Course (With XC skiing In Winter), Bike Park/Pump track, Golf, Trails, & Walk to Elementary, Middle & High Schools including Spanish & French programs | Centrally Located Residence Perfectly Blends Inner-City Convenience With Elevated Living. (id:6769)

Family room 22.75 Ft x 16.17 Ft

Exercise room 21.25 Ft x 13.67 Ft

Bedroom 19.17 Ft x 9.08 Ft

3pc Bathroom 7.75 Ft x 5.08 Ft

Laundry room 8.42 Ft x 7.33 Ft

Furnace 16.50 Ft x 13.25 Ft

4pc Bathroom 7.17 Ft x 6.33 Ft

Kitchen 11.17 Ft x 10.92 Ft

Dining room 11.25 Ft x 8.25 Ft

Primary Bedroom 16.75 Ft x 14.33 Ft

Bedroom 13.42 Ft x 9.92 Ft

Bedroom 10.75 Ft x 9.92 Ft

Listing Presented By:



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Real Broker

<https://www.dericburton.com/>

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Living room 20.75 Ft x 20.17 Ft

3pc Bathroom 8.08 Ft x 8.08 Ft