

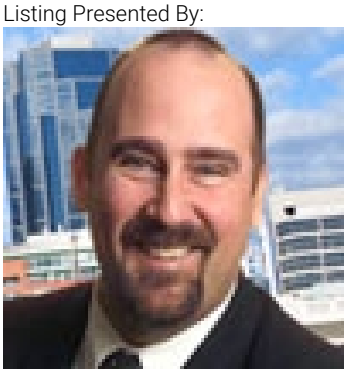
337 3 Avenue Calgary Alberta

$1,375,000

THIS IS NOT YOUR TYPICAL INNER-CITY HOME. Custom built and packed with features rarely found together, this impressive Crescent Heights residence offers over 2,500 SQ. FT. ABOVE GRADE, a FINISHED BASEMENT, SOUTH-FACING BACKYARD and an OVERSIZED TRIPLE GARAGE -- all just minutes from downtown.From the moment you enter through the CUSTOM BRAZILIAN WOOD FRONT DOOR, the quality and personality of this home stand out. The executive main living space is anchored by a striking STONE FEATURE WALL and DOUBLE-SIDED FIREPLACE, while extensive CUSTOM BUILT-INS, premium windows and thoughtful architectural details create a home that feels anything but ordinary.The kitchen was designed for someone who truly loves to cook and entertain. This incredible space features an INDUCTION COOKTOP BUILT INTO THE ISLAND, DOWN-DRAFT VENTILATION, DOUBLE WALL OVENS, DRAWER MICROWAVE, BUILT-IN ESPRESSO MAKER, WINE/BEVERAGE FRIDGES, TRASH COMPACTOR, granite countertops and an abundance of custom cabinetry. Remote-controlled SKYLIGHTS WITH RAIN SENSORS bring additional natural light into the home.Upstairs, a beautiful BONUS ROOM with bay windows, custom built-ins and another STONE-FEATURE FIREPLACE provides an inviting second living space. The PRIMARY RETREAT feels more like a private boutique hotel suite, featuring a KOHLER INFINITY SOAKER TUB, in-floor heating, TORCH FIREPLACE, fogless mirrors, oversized rain shower and private water closet.The developed lower level adds even more entertaining and lifestyle space, highlighted by a truly unique CLIMATE-CONTROLLED WINE CELLAR, wet bar and flexible open area.Comfort and technology have also been thoughtfully incorporated throughout, including THREE CUSTOM FIREPLACES, THREE-ZONE HOME CLIMATE CONTROL, AIR CONDITIONING, built-in entertainment features, central vacuum and smart-home functionality.Outside, enjoy the SOUTH-FACING BACKYARD and deck, whil...

2pc Bathroom Measurements not available
Living room 17.25 Ft x 9.67 Ft
Dining room 11.00 Ft x 16.75 Ft
Foyer 6.08 Ft x 3.50 Ft
Primary Bedroom 17.92 Ft x 10.33 Ft
5pc Bathroom 17.92 Ft x 6.17 Ft
Other 4.75 Ft x 7.92 Ft
Bonus Room 17.08 Ft x 9.25 Ft

Listing Presented By:



Originally Listed by:
RE/MAX Landan Real Estate

RE/MAX Realty Professionals

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Kitchen 18.00 Ft x 16.83 Ft

3pc Bathroom 6.00 Ft x 6.75 Ft

3pc Bathroom Measurements not available

Bedroom 14.42 Ft x 8.25 Ft

Bedroom 14.25 Ft x 8.25 Ft