



## 3431 32 Street Calgary Alberta

\$825,000

OPEN HOUSE SAT, OCT 12, 1PM - 3 PM. Welcome to your dream home at 3431 32 Street SW, nestled in the sought-after community of Rutland Park. This beautifully renovated bungalow is move-in ready, with nothing needing updates, making it the perfect sanctuary for working professionals or those looking to downsize. As you step inside, you're greeted by heated flooring throughout, fresh paint, and a stunning gas fireplace that adds warmth and elegance to the open-concept living space. The inviting living/dining area seamlessly flows into a chef's kitchen, featuring gorgeous quartz countertops (2024) with a waterfall edge, stainless steel appliances including a brand new fridge (2024), a gas range stove, updated lighting, and a built-in sonos speaker system. Enjoy casual dining with built-in cabinetry, floating shelves, and a wine rack, all while overlooking your private WEST-facing yard. The spacious primary bedroom is a true retreat, comfortably accommodating a king-size bed. It boasts a cozy bay window and a large walk-in closet with custom built-ins. The spa-like 5pc ensuite is nothing short of luxurious, featuring heated floors, a dual vanity, a clawfoot tub, and a zero threshold accessible steam shower with a rainfall shower head. Step outside from the ensuite to your new hot tub, surrounded by privacy walls, perfect for unwinding after a long day. Custom honeycomb blinds and a half bath complete the main level. The separate access to the basement reveals two generous bedrooms (egress window to be installed Oct 24), ideal for guests or an in-home office, along with a cozy living space, an updated 4pc bathroom, a cold storage room, and a spacious utility room. The backyard is a true showstopper! With a new composite deck (2022), gorgeous landscaping, and a projector screen for summer movie nights, it's an entertainer's paradise, complete with a dog run. The oversized...

4pc Bathroom Measurements not available

Bedroom 10.58 Ft x 18.67 Ft

Bedroom 11.58 Ft x 14.17 Ft

Office 5.33 Ft x 9.33 Ft

Recreational, Games room 15.17 Ft x 17.67 Ft

Storage 7.75 Ft x 5.00 Ft

2pc Bathroom Measurements not available

5pc Bathroom Measurements not available

Dining room 10.17 Ft x 12.58 Ft

Kitchen 10.33 Ft x 12.58 Ft

Living room 15.92 Ft x 16.17 Ft

Primary Bedroom 13.25 Ft x 11.50 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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Real Broker

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**RE/MAX Realty Professionals**

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Furnace 11.83 Ft x 12.83 Ft

Other 9.50 Ft x 11.50 Ft