



3806 1 Street Calgary Alberta

\$929,900

BRAND-NEW DETACHED, built with care and precision by AMSquared Custom Builders. The AMSquared approach is simple: if they do it right the first time, they'll never need to address it again, Something to keep in mind when shopping around compared to other new infill builders! MOVE-IN READY AND DESIGNED WITH EVERYDAY LIVING IN MIND, a concrete wraparound walkway leads you to the clean, modern exterior with TRIPLE PANE OVERSIZED WINDOWS THROUGHOUT. Step inside and let the open-concept main floor welcome you in. Luxury vinyl plank flooring extends throughout. The front dining area, framed by an oversized window overlooking the quiet street, sets the stage for cozy dinners and festive gatherings. Just beyond, the central kitchen commands attention with sleek dual-tone cabinetry, quartz countertops, a tiled backsplash, and stainless steel appliances, including a 5-burner gas stove. The oversized island doubles as a breakfast bar, while a pantry closet just off the kitchen keeps everything neatly tucked away. There's even enough room for a breakfast table, illuminated by an oversized main floor window if you decide to convert the front room into an additional living or den area. In the rear living room, comfort meets design with an electric fireplace framed by a panelled accent wall. Dual sliding glass doors open to your private backyard retreat, where a large deck and grassy area offer space for year-round enjoyment. Tucked behind the living room, a mudroom connects to the 22'2" x 20'2" double detached garage via a concrete walkway, complete with 200AMP service for future Electric Vehicles and buried utility lines to the house. A convenient 2pc powder room completes the main level. Upstairs, plush carpeting adds warmth while oversized windows in every room fill the space with natural light throughout. The primary suite is a peaceful retreat featuring a walk-in closet wit...

Primary Bedroom 14.83 Ft x 10.58 Ft

Bedroom 11.92 Ft x 9.92 Ft

Bedroom 13.25 Ft x 10.58 Ft

Laundry room 8.75 Ft x 7.92 Ft

4pc Bathroom 8.25 Ft x 4.92 Ft

5pc Bathroom 15.17 Ft x 6.75 Ft

Recreational, Games room 18.50 Ft x 14.50 Ft

4pc Bathroom 8.83 Ft x 5.75 Ft

Living room 17.42 Ft x 12.00 Ft

Kitchen 15.83 Ft x 8.67 Ft

Dining room 11.83 Ft x 10.58 Ft

2pc Bathroom 6.42 Ft x 5.50 Ft

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Listing Presented By:



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