



3806 3 Street Calgary Alberta

\$1,249,900

Welcome to this Modern Contemporary Beauty! This stunning 2-story custom-built modern home features almost 4,000 square feet of living space to live & and entertain. Upon entering this home, you will observe the oversized windows & and patio doors that allow for tons of natural light year-round. Off to the left of the main foyer is the flex room with tasteful built-in cabinetry that is currently used as an office. As you make your way into the home you will observe a grand open concept and a fabulous dream kitchen with/ a full slab granite island, a stainless steel KitchenAid appliance package, an oversized pantry with/ plenty of shelves, and ample kitchen cupboard storage. The main floor open concept off the kitchen offers a spacious dining room that flows into the living room with a gas fireplace, floating shelves, and sliding patio doors to an outdoor oasis. The second-floor master retreat w/spa-inspired ensuite has dual sinks, a tub, an oversized stand-up shower w/ bench, rain shower, gorgeous tile surround, and glass doors. The master bedroom's private walk-in closet is exceptionally spacious w/ custom built-ins and deep storage drawers. The two additional bedrooms upstairs are very generous in size & and also offer well-crafted walk-in closets with/ custom built-ins and sliding drawers for additional storage. The 2nd floor of this luxurious home also has a 4 pc bathroom very close to the 2 additional bedrooms upstairs & a complete laundry room with sink, storage & granite top as your folding table over the washer & dryer. The basement is set to entertain with a built-in entertainment wall unit and corner desk for those who want to work from home. The large wet bar was taken to an entirely new level with a 36" stainless steel fridge, bar sink, dishwasher, and extended granite countertop w/ large wet bar. The bar downstairs is complete with/ tasteful cabinetry,...

Other 10.67 Ft x 8.42 Ft

Media 14.42 Ft x 22.92 Ft

Bedroom 12.75 Ft x 13.42 Ft

3pc Bathroom 10.25 Ft x 6.00 Ft

Exercise room 10.42 Ft x 15.07 Ft

Den 16.42 Ft x 15.42 Ft

Foyer 8.92 Ft x 10.75 Ft

2pc Bathroom 8.01 Ft x 5.08 Ft

Primary Bedroom 18.83 Ft x 15.42 Ft

5pc Bathroom 13.25 Ft x 12.50 Ft

Laundry room 7.00 Ft x 9.92 Ft

Bedroom 12.58 Ft x 14.67 Ft

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Listing Presented By:



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CENTURY 21 BRAVO REALTY

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca

Kitchen 13.67 Ft x 10.92 Ft
Dining room 11.24 Ft x 19.33 Ft
Living room 13.67 Ft x 15.25 Ft

Bedroom 12.00 Ft x 14.58 Ft
4pc Bathroom 9.17 Ft x 4.92 Ft