



## 415 37 Avenue Calgary Alberta

\$1,050,000

Step inside this brand-new semi-detached home in HIGHLAND PARK and you'll immediately notice the thoughtful design that blends everyday function with modern luxury. With 4 beds, 3.5 baths, and a rare ATTACHED GARAGE, this home offers more than just a place to live—it's a lifestyle upgrade in one of Calgary's most central communities. The entryway opens into a bright main floor filled with natural light from oversized windows. A private main floor office just inside is the perfect spot for productivity - with a peek-through window into the main floor and extra large window for tons of natural light. The powder room is tucked away nicely near the office for clients or guests, with designer lighting and quartz countertop. Anchored by a large island with seating, the kitchen will definitely impress! It offers an abundance of storage and workspace, with quartz countertops, a gas cooktop, built-in oven, and high-end stainless appliances, it's built for both serious cooking and casual entertaining. The open layout connects seamlessly to the dining and living room area, making it easy to host friends for dinner or enjoy family meals without missing a beat. Transom windows overlook this open area for more natural light, and a sleek gas fireplace with full height custom grey tile surround guides your eye to the built-in media centre with wood slat feature wall. Upstairs you'll find the primary retreat is a private escape, featuring a large walk-in closet and a spa-inspired ensuite with a deep soaker tub, double vanity, and tiled shower with STEAM SHOWER rough-in. Two additional bedrooms, each with their own WALK-IN CLOSETS, share a stylish 4-piece bathroom. An upstairs laundry room adds to the everyday functionality. The fully developed basement is all about versatility. There's a spacious rec room complete with a WET BAR, R/I for a projector - ideal for movie nights, game...

4pc Bathroom 10.50 Ft x 5.00 Ft  
5pc Bathroom 9.00 Ft x 17.83 Ft  
Bedroom 9.75 Ft x 12.92 Ft  
Bedroom 11.75 Ft x 12.92 Ft  
Laundry room 8.92 Ft x 5.42 Ft  
Primary Bedroom 12.58 Ft x 18.92 Ft

Recreational, Games room 18.92 Ft x 15.25 Ft  
Furnace 7.42 Ft x 8.08 Ft  
2pc Bathroom 6.17 Ft x 4.75 Ft  
Dining room 13.25 Ft x 9.42 Ft  
Foyer 10.17 Ft x 9.25 Ft  
Kitchen 15.92 Ft x 14.08 Ft

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Listing Presented By:



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Other 8.92 Ft x 8.58 Ft

4pc Bathroom 5.33 Ft x 8.75 Ft

Bedroom 13.17 Ft x 11.42 Ft

Living room 19.92 Ft x 18.25 Ft

Office 12.58 Ft x 9.33 Ft