



427 37 Street Calgary Alberta

\$1,099,900

Alluring contemporary home, bought pre-construction & upgraded to the nines, situated on an extra deep 25'x160' lot in Spruce Cliff! This 3+2 bedroom home ticks all the boxes offering over 2,200 sq ft of living space above grade plus 811 sq ft of basement development. The main floor presents large plank engineered hardwood floors, 10' ceilings & is illuminated with recessed lighting & chic light fixtures, showcasing a front dining area with ample space to seat 8 guests which flows into the awe-inspiring kitchen finished with quartz counter tops, a huge 16' quartz waterfall island with walnut accent panelling with handmade gold foil pendant lighting overhead, 30' long custom floor to ceiling cabinets, custom walnut wine cabinet & stainless steel appliance package. The living room with Montigo fireplace & maple built-ins is also open to the kitchen, adding the finishing touches to a perfect entertaining space. A 2 piece powder room & mudroom with custom walnut built-ins & space-saving barn door complete the main level. A staircase with floor to ceiling glass accent wall leads to the second level with hardwood floors, 3 bedrooms (all with walk-in closets) & laundry room. The spacious primary retreat boasts a custom stained LED backlit feature wall, large walk-in closet with built-ins & luxurious 5 piece ensuite with heated floors, slabs of Carrara marble, dual sinks, tranquil freestanding soaker tub & separate shower. Basement development includes a large family/media room complete with floor to ceiling built-in with media ports for an 85" TV & wet bar. Finishing the basement development are 2 bedrooms (one with a walk-in closet, the other with double closets), a 4 piece bath & plenty of storage. Further highlights include 8' doors throughout, custom floating cabinets in all bathrooms, Ecobee 2 thermostat & upgraded LED pot lights. Outside, enjoy the beautifully lands...

Recreational, Games room 22.67 Ft x 10.92 Ft
 Furnace 10.08 Ft x 6.42 Ft
 Bedroom 12.17 Ft x 11.33 Ft
 Bedroom 10.33 Ft x 9.50 Ft
 4pc Bathroom Measurements not available
 Kitchen 25.33 Ft x 12.00 Ft

Other 6.83 Ft x 5.00 Ft
 2pc Bathroom Measurements not available
 Laundry room 8.08 Ft x 5.58 Ft
 Primary Bedroom 15.00 Ft x 11.33 Ft
 Bedroom 12.25 Ft x 9.75 Ft
 Bedroom 12.25 Ft x 9.75 Ft

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Listing Presented By:



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Dining room 16.42 Ft x 9.92 Ft
Living room 16.67 Ft x 15.92 Ft
Foyer 11.58 Ft x 5.92 Ft

4pc Bathroom Measurements not available
5pc Bathroom Measurements not available