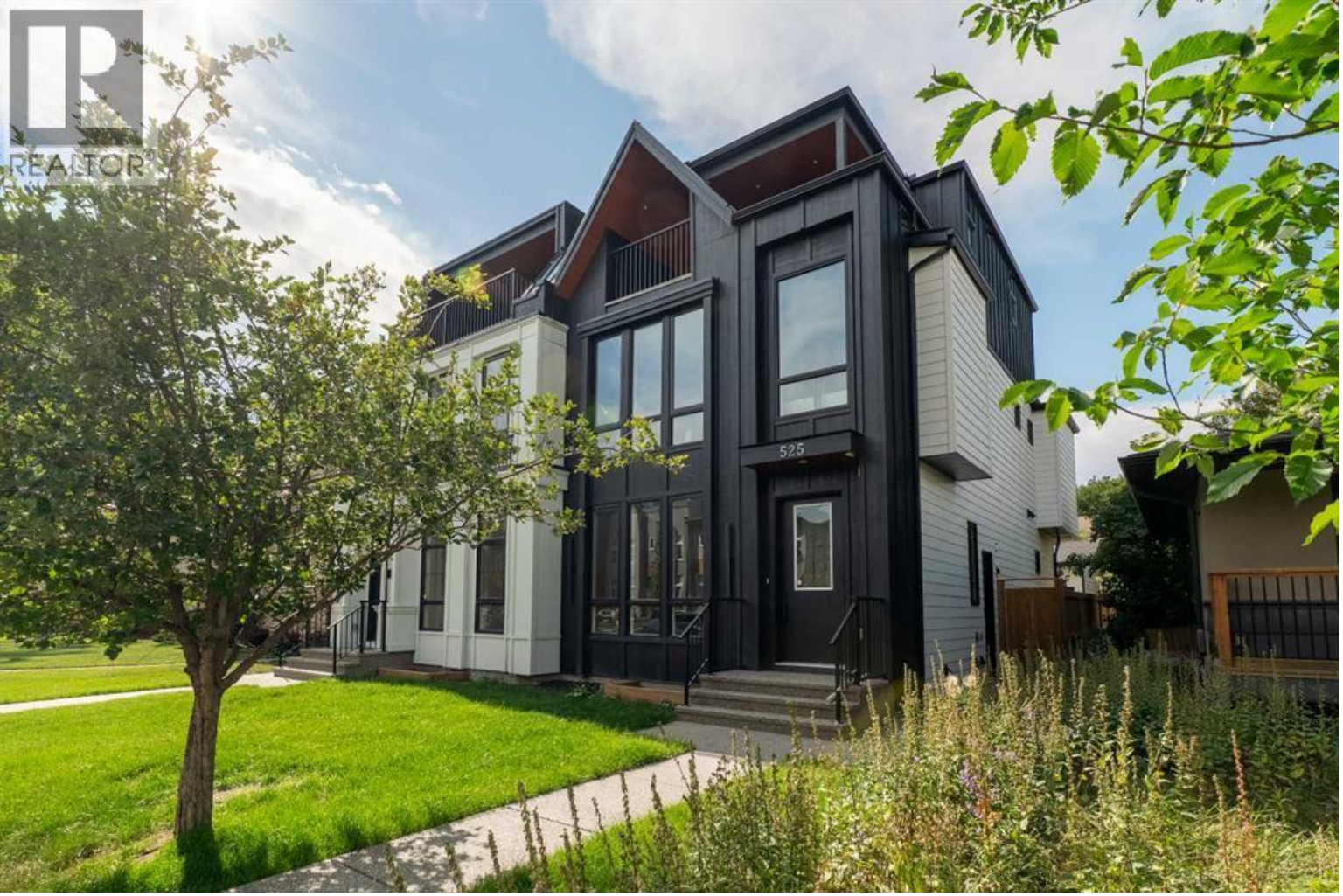


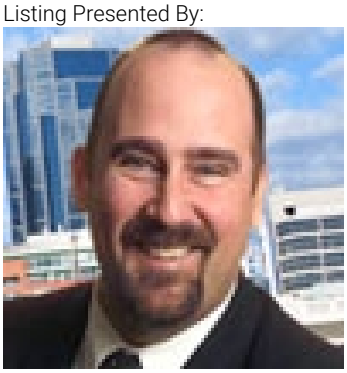
525 32 Street Calgary Alberta

$1,324,900

Modern design meets exceptional versatility in this BRAND NEW 3-STOREY LUXURY HOME, where elevated finishes, 2 impressive primary retreats and a 2-BEDROOM LEGAL BASEMENT SUITE come together in sought-after Parkdale. Soaring 10' CEILINGS introduce the main floor, where a striking WOOD FEATURE WALL brings warmth and architectural character to the front dining area. At the heart of the home, the chef-inspired kitchen pairs QUARTZ COUNTERTOPS with FULL-HEIGHT CABINETRY, glass-front accents and HIGH-END KITCHENAID APPLIANCES anchored by a gas cooktop. An expansive island **WITH A WATERFALL EDGE** invites casual meals and conversation, while the WALL PANTRY adds an appliance counter and beverage fridge for beautifully organized entertaining. Tucked behind glass walls just off the kitchen, a private office supplies a dedicated workspace with the flexibility to convert into a walk-in pantry if desired. Gather around the GAS FIREPLACE in the inviting living area, complemented by wood wall panelling, built-ins and a patio slider that extends everyday living onto the FULL-WIDTH DECK and into the PRIVATE, FULLY FENCED DEEP YARD. Practicality is thoughtfully woven into the layout through a functional mudroom and conveniently placed powder room. Upstairs, 2 spacious secondary bedrooms each gain their own WALK-IN CLOSET alongside a 4-piece bathroom and laundry room with sink. Unwind in the first primary retreat with a CUSTOM WALK-IN CLOSET and spa-inspired 5-piece ensuite appointed with a STEAM SHOWER, dual vanity and freestanding tub. Rising to the 3rd floor reveals an incredible SECOND OWNER'S RETREAT designed as a private escape with DUAL BALCONIES, a built-in desk, DRY BAR, generous walk-in closet and luxurious 5-piece ensuite enhanced by IN-FLOOR HEATING. Downstairs, the fully independent 2-BEDROOM LEGAL SUITE combines 9' CEILINGS with durable flooring, in-suite laundry, a 4...

Laundry room 9.25 Ft x 5.67 Ft
Primary Bedroom 13.33 Ft x 12.83 Ft
Other 9.17 Ft x 6.33 Ft
Bedroom 14.92 Ft x 9.50 Ft
Bedroom 11.50 Ft x 10.42 Ft
5pc Bathroom 13.25 Ft x 9.42 Ft
Living room 15.33 Ft x 11.17 Ft
Kitchen 12.67 Ft x 9.67 Ft
Laundry room 5.92 Ft x 5.67 Ft
Bedroom 11.25 Ft x 10.17 Ft

Listing Presented By:



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5pc Bathroom 14.83 Ft x 6.75 Ft

4pc Bathroom 9.17 Ft x 4.92 Ft

Bedroom 16.58 Ft x 11.42 Ft

Other 8.75 Ft x 8.17 Ft

Other 16.33 Ft x 5.50 Ft

Bedroom 13.17 Ft x 9.92 Ft

4pc Bathroom 9.75 Ft x 5.33 Ft

Dining room 12.83 Ft x 11.75 Ft

Kitchen 16.83 Ft x 13.67 Ft