

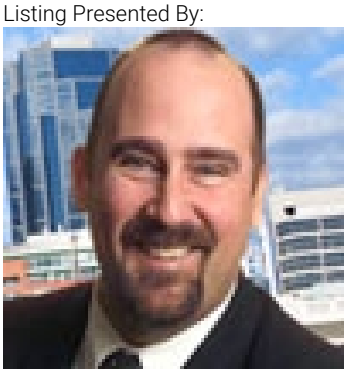
707 33 Street Calgary Alberta

$1,449,900

OPEN HOUSE SATURDAY, NOVEMBER 14TH FROM 1-4 PM & SUNDAY, NOVEMBER 15TH FROM NOON - 2 PM. Located on a quiet street in the established community of Parkdale, this stunning new build by Resovia Homes offers 3+1 bedrooms and over 3,500 sq ft of beautifully curated living space. The main level features hardwood floors, lofty ceilings, and an abundance of natural light. A front dining area provides generous space for hosting, complemented by a convenient butler's pantry that connects seamlessly to the chef's kitchen--finished with contrasting white and dark countertops, an island with eating bar, extensive cabinetry, and a high end appliance package. The adjacent living room is anchored by a striking floor to ceiling feature fireplace with built ins. A mudroom and stylish 2 piece powder room complete the main level. The second level hosts three well appointed bedrooms, a 4 piece bath, and a laundry room with sink and storage. The primary retreat showcases a custom feature wall, walk in closet, and a secluded 5 piece ensuite with dual sinks, a relaxing freestanding soaker tub, and a separate shower. Ascend to the third level to discover a spacious flex room with a private balcony and a 2 piece powder room - an ideal setting for a home office, studio or lounge. The flex room has roughed-in plumbing and electrical for a wet bar, including a plug-in for a bar fridge and wiring for 2 recessed lights above the bar. The fully developed basement, with roughed in in floor heat, expands the living space with a large recreation/media room and wet bar, a fourth bedroom, and a 4 piece bath. Other notable features are roughed in air conditioning and roughed in gas and electrical to the garage. Outside, enjoy a sunny west backyard with a patio and access to the double detached garage. This prime Parkdale location is just blocks from scenic Bow River pathways and close to Edworthy Park...

Other 20.00 Ft x 27.67 Ft
2pc Bathroom 6.42 Ft x 5.33 Ft
Recreational, Games room 12.50 Ft x 23.00 Ft
Other 8.83 Ft x 2.17 Ft
Bedroom 12.83 Ft x 11.58 Ft
Storage 5.92 Ft x 6.50 Ft
Kitchen 15.50 Ft x 14.92 Ft
Living room 14.83 Ft x 13.00 Ft
Foyer 6.58 Ft x 7.75 Ft
2pc Bathroom 6.25 Ft x 5.25 Ft
Primary Bedroom 13.08 Ft x 12.17 Ft
Other 6.58 Ft x 10.75 Ft

Listing Presented By:



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Furnace 5.92 Ft x 11.83 Ft

Other 5.58 Ft x 8.08 Ft

4pc Bathroom 9.08 Ft x 4.92 Ft

Dining room 13.50 Ft x 9.92 Ft

Bedroom 11.67 Ft x 13.25 Ft

Bedroom 9.75 Ft x 13.25 Ft

Laundry room 8.33 Ft x 5.50 Ft