



## 711 36 Street Calgary Alberta

\$1,189,900

Move in ready luxury infill by Elaborate Homes built on a 27x120ft lot which is wider than most infills. This brand new home features amazing finishes throughout with 4 bedrooms and 3-1/2 bathrooms, with approximately 3066 sq/ft of developed space. The main floor features upgraded 10ft ceilings and oversized windows and doors with an open floor plan that has a spacious dining room, large living room and a kitchen with luxury hardwood floors throughout. The living room has a gas fireplace with built-in shelves and features a large sliding door to the deck, the kitchen has a large island with quartz counter tops perfect for hosting and has a Samsung appliance package with a built-in gas range, dishwasher, refrigerator with water and ice, and a garburator under the sink. The upper floor has upgraded 9ft ceilings throughout and heated floors in the primary and secondary bathroom on the upper level. It has a large primary bedroom with vaulted ceilings and attached 5 piece en-suite which has heated floors, a standing steam shower, dual undermount sinks, quartz countertops, and a soaker tub, with a walk-in closet with built-in cabinets/drawers. The upper floor has 2 more additional bedrooms with large built-in closets and a 4 piece bathroom which also has heated floors, with the laundry room conveniently located on the top floor with a sink, you also have a large Bonus Room as extra living space which is not present in many infills. The home has a side entrance to the main floor or basement and is fully finished with a large recreation room with a wet bar, a bathroom with a standing shower, gym room with glass doors, and another bedroom. Enjoy your double car garage with extra space for storage and parking. This home is conveniently located close to shopping, schools, parks, with easy access to downtown Calgary. Many upgrades throughout with Air Conditioning, Smart Home ...

Recreational, Games room 15.75 Ft x 18.17 Ft

Bedroom 15.83 Ft x 12.58 Ft

Exercise room 8.08 Ft x 9.00 Ft

3pc Bathroom 7.92 Ft x 8.08 Ft

Dining room 17.00 Ft x 14.75 Ft

Living room 12.67 Ft x 19.58 Ft

Primary Bedroom 12.25 Ft x 17.25 Ft

Bedroom 9.92 Ft x 12.42 Ft

Bedroom 10.08 Ft x 14.50 Ft

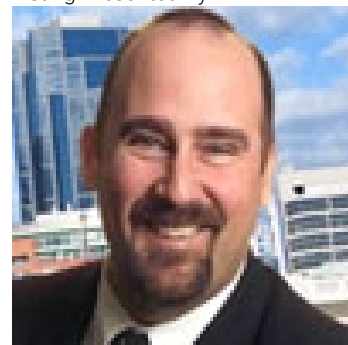
Bonus Room 8.83 Ft x 10.08 Ft

5pc Bathroom 10.08 Ft x 12.17 Ft

4pc Bathroom 8.25 Ft x 5.08 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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Kitchen 18.67 Ft x 20.67 Ft

Laundry room 5.67 Ft x 7.83 Ft

2pc Bathroom 5.33 Ft x 5.50 Ft