



721 36 Street Calgary Alberta

\$1,199,000

Introducing this BRAND NEW Home located on a quiet street & backing a Green Space in Parkdale. Fully Developed with close to 2,800 square feet of total developed living space. Exceptional style and functionality. Designed with the family in mind. Hardwood floors, 9' Ceilings and large windows span the spacious Main Floor living areas flooding it with natural light. The Front Entry is inviting with built-in Bench and large Closet. Step into the Dining Room for an exceptional space to entertain family & friends. The Kitchen offers Custom Cabinetry with grey & gold accents, large Centre Island with Quartz Countertops, Undermount Silgranit Sink, built-in Garbage and Recycling Drawer, and Appliances to include an Integrated Panel Front Refrigerator & Dishwasher, built-in Microwave, Wall Oven, and Gas Cooktop surrounded by custom Spice Rack & Utensil Storage. A Walk-Through Pantry provides food & baking storage with direct access to the Back Entry; with additional Closet & built-in Bench. Step onto the expansive, West facing Back Deck spacious enough for additional outdoor Living & Dining areas with Gas BBQ hook-up and yard to play. Fully fenced & landscaped with grass, cedar chip and concrete walkway leading to the Detached Double Garage. A 6' Linear Fireplace in the Living Room with mantel & open shelving offers an inviting space to relax in conversation or watch the game. A Powder Room completes this level. Ascend upstairs to find a Landing Space with Skylight, 9' Ceilings and Hardwood floors, Upper Full Bathroom, Upper Laundry Room & Primary Bedroom with Walk-In Closet and stunning 5 Piece En-Suite with gorgeous Shower & custom Bench seating. Relax in the freestanding Soaker Tub with floor mount faucet. The wide Hallway leads back to Bedrooms 2 & 3. All Closets have built-in shelving. Venture downstairs to the fully developed Basement with 9' Ceilings to find a large...

Primary Bedroom 12.92 Ft x 11.92 Ft

5pc Bathroom Measurements not available

Bedroom 12.17 Ft x 11.33 Ft

Bedroom 12.17 Ft x 10.00 Ft

Laundry room Measurements not available

4pc Bathroom Measurements not available

Storage 12.00 Ft x 5.08 Ft

Furnace 11.08 Ft x 10.33 Ft

4pc Bathroom Measurements not available

Living room 16.50 Ft x 12.92 Ft

Kitchen 16.00 Ft x 10.50 Ft

Pantry 6.42 Ft x 4.00 Ft

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

Listing Presented By:



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RE/MAX Realty Professionals

<http://meghanstang.com>

RE/MAX Realty Professionals

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Recreational, Games room 19.17 Ft x 15.75 Ft

Dining room 14.25 Ft x 12.92 Ft

Bedroom 13.33 Ft x 11.42 Ft

2pc Bathroom .00 Ft