



## 728 36 Street Calgary Alberta

\$1,150,000

Open House Sat Nov 9th 12-2. This stunning executive home offers the perfect blend of style & convenience with TWO-level layout, eliminating the hassle of extra stairs! Possession negotiable - no need to wait for new construction to be finished! Crystal Creek Homes = award winning Calgary luxury home builder - it is no surprise that this 11 year old home looks & feels NEW!! Current owners bought in 2016 - only 8 yrs of "gentle" wear & tear! 2697.86 sq ft, this beautifully designed home features Hardwood floors throughout main, which boasts 9' ceilings & an abundance of natural light - home faces WEST & backs EAST. The gourmet kitchen is chef's delight - SS appliances, custom cabinets, soft-close drawers PLUS, a spacious 12' island for entertaining or just grabbing a quick bite, a gas cooktop, and a stylish hood fan. Kitchen dining area with lovely windows to enjoy your backyard space. Mud room with built-ins makes the transition from your DOUBLE detached garage to home even nicer! Everything has a place! The open-concept great room includes cozy gas fireplace & loads of space for your lifestyle! AC. 2 pc bath located conveniently on this level. Upstairs, you'll find 3 generous bedrooms with walk-in closets, including a primary suite offering vaulted ceilings and a luxurious en-suite featuring a separate bathtub, large fully tiled shower, double sinks, toilet closet & heated tile floors. The upper level also includes 4 pc bathroom with separate door for bathtub/toilet - perfect for kids to share! You will love your LARGE laundry room on this level too! The fully finished basement offers even MORE living space. Family/Rec room, wet bar with a bar fridge built in! Fourth bedroom, full bath & so much additional storage! Located on a QUIET street - so close to Foothills Hospital (walk there in 12 mins!) but farther from the ambulance sounds on 29 St. This home is...

4pc Bathroom 9.92 Ft x 6.08 Ft

5pc Bathroom 10.67 Ft x 11.42 Ft

Bedroom 9.92 Ft x 9.83 Ft

Bedroom 10.33 Ft x 10.92 Ft

Laundry room 5.50 Ft x 9.17 Ft

Primary Bedroom 14.50 Ft x 11.33 Ft

Other 6.67 Ft x 4.00 Ft

Bedroom 12.08 Ft x 9.83 Ft

Recreational, Games room 19.08 Ft x 22.50 Ft

Furnace 8.42 Ft x 11.42 Ft

2pc Bathroom 4.58 Ft x 4.92 Ft

Dining room 10.33 Ft x 13.25 Ft

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Other 4.75 Ft x 9.42 Ft

4pc Bathroom 6.33 Ft x 9.08 Ft

Kitchen 15.00 Ft x 18.42 Ft

Living room 14.58 Ft x 16.92 Ft