



## 915 32 Street Calgary Alberta

\$1,350,000

Modern design meets family-friendly function in this BRAND NEW DETACHED PARKDALE home steps from the Bow River pathway and minutes to Foothills Hospital, the University of Calgary, and Market Mall. Highlights include a 10-FT MAIN FLOOR, VAULTED UPPER HALLWAY AND PRIMARY SUITE, JACK & JILL BATH for the kids, GLASS-WALLED HOME GYM, a WET BAR and wine room. Surrounded by mature trees and great local spots, this home balances inner-city lifestyle with everyday livability. The moment you step inside, the layout feels intentional. The foyer is open and bright, leading to a front dining space that naturally connects to the central kitchen. With its 10-foot ceilings, clean lines, and layered lighting, the main floor feels airy yet defined. The kitchen sits at the heart of the home with a built-in pantry, full-height cabinetry, plenty of prep space, and an upgraded appliance package. Toward the back, the LIVING ROOM centers around a GAS FIREPLACE framed by custom built-ins, with a large patio door that pulls in natural light from the backyard. Tucked behind the main living space is a CLOSED MUDROOM – an upgrade that instantly makes daily life smoother. It features a BENCH and CLOSET with direct access to the rear entry, keeping sports gear, strollers, and groceries organized and out of sight. The POWDER ROOM is smartly positioned off the stair landing before heading upstairs, maintaining privacy without interrupting the main floor's flow. Upstairs, the VAULTED HALLWAY adds a sense of openness before heading into the PRIMARY SUITE - a true retreat with its own VAULTED CEILING, generous WALK-IN CLOSET, and an ENSUITE that brings a boutique-hotel vibe w/ oversized shower, double vanity, and soaker tub. The two secondary bedrooms are well-sized, each with good closet space and connected by a shared JACK & JILL BATHROOM, perfect for kids or teens. A full LAUNDRY ROOM with built...

Primary Bedroom 12.00 Ft x 14.00 Ft

Other 5.50 Ft x 12.00 Ft

Bedroom 10.00 Ft x 13.58 Ft

Bedroom 10.33 Ft x 10.75 Ft

Laundry room 5.83 Ft x 8.50 Ft

Exercise room 7.00 Ft x 10.00 Ft

Furnace 5.08 Ft x 12.00 Ft

4pc Bathroom Measurements not available

Living room 14.17 Ft x 12.25 Ft

Kitchen 24.58 Ft x 8.33 Ft

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Listing Presented By:



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RE/MAX House of Real Estate

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4pc Bathroom

Measurements not available

5pc Bathroom

Measurements not available

Bedroom

9.33 Ft x 9.25 Ft

Recreational, Games room

14.67 Ft x 18.33 Ft

Dining room

11.00 Ft x 13.42 Ft

Other

7.50 Ft x 6.50 Ft

2pc Bathroom

Measurements not available