

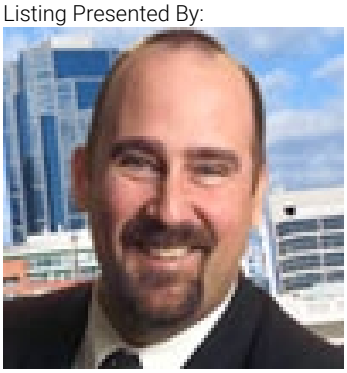
# 940 38 Street Calgary Alberta

$729,400

Welcome to this exceptional luxury residence, a former builder show suite, offering three bedrooms, including two appointed upper level bedroom suites, each with its own private ensuite and walk in closet, a bright main floor den or flex room, 3.5 bathrooms and more than 2,000 square feet of developed living space, including the finished basement. This home offers an impressive sense of scale, privacy and separation between living areas. Soaring 10 foot ceilings, elegant glass railings and a sophisticated open concept design connect the main level and upper living spaces.A WEST facing, gated private patio extends the living space outdoors, providing an inviting setting for entertaining, unwinding and enjoying the warm glow of afternoon and evening light.The thoughtfully designed main level begins with an open concept kitchen, living and dining area. The beautifully appointed kitchen is anchored by a substantial island with elegant waterfall edges, offering generous preparation space and comfortable seating. European Blomberg appliances, a sleek Silgranit sink and custom cabinetry and pantry enhance its sophisticated design and everyday functionality. The adjacent living area is centered around a striking floor to ceiling fireplace finished with a solid marble slab surround, with custom cabinetry creating a dramatic focal point.A spacious dining area features a custom walnut wall, providing an inviting setting for family meals and memorable gatherings. The bright main floor den or flex room easily adapts to a polished home office, exercise room or playroom.A striking vaulted stairway with elegant glass railings creates a dramatic architectural transition to the upper floor.The upper level features 10 foot ceilings, two generous bedroom suites and a dedicated laundry room. The primary retreat features a custom walk in closet and spa inspired ensuite with a freestandi...

Recreational, Games room 29.08 Ft x 9.42 Ft
Other 4.67 Ft x 5.75 Ft
2pc Bathroom 4.83 Ft x 5.17 Ft
Storage 14.00 Ft x 6.67 Ft
Furnace 7.33 Ft x 6.75 Ft
Family room 13.75 Ft x 17.83 Ft
Dining room 6.92 Ft x 16.08 Ft
Eat in kitchen 13.92 Ft x 8.42 Ft
Living room 15.08 Ft x 12.92 Ft
Other 4.83 Ft x 5.25 Ft
Bedroom 9.83 Ft x 12.58 Ft
Laundry room 5.08 Ft x 6.42 Ft


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#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca

4pc Bathroom 9.08 Ft x 4.83 Ft

Bedroom 14.00 Ft x 11.83 Ft

Other 4.67 Ft x 9.92 Ft

Office 7.17 Ft x 8.83 Ft

Other 6.92 Ft x 5.42 Ft

Primary Bedroom 13.67 Ft x 13.92 Ft

6pc Bathroom 8.92 Ft x 18.67 Ft