



GRASSROOTS
REALTY GROUP

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4309 32 Avenue SW
Calgary, Alberta

MLS # A2228371



\$824,900

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|------------------|--|---------------|------------------|
| Division: | Glenbrook | | |
| Type: | Residential/Four Plex | | |
| Style: | 2 Storey | | |
| Size: | 1,320 sq.ft. | Age: | 2025 (0 yrs old) |
| Beds: | 3 | Baths: | 3 full / 1 half |
| Garage: | Garage Door Opener, Garage Faces Rear, Insulated, Single Garage Detached | | |
| Lot Size: | 0.15 Acre | | |
| Lot Feat: | See Remarks | | |

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|--------------------|---|-------------------|--------|
| Heating: | In Floor Roughed-In, Forced Air | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 200 |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Brick, Composite Siding, Stucco, Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |

Features: Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Walk-In Closet(s), Wet Bar

Inclusions: None

Introducing The Jones, the debut townhome project by A Home Making Company, a distinguished builder renowned for thoughtfully crafted, design-driven homes in Calgary's sought-after inner-city neighborhoods. This exquisite home blends craftsmanship with modern Calgary living, exemplifying commitment to quality, comfort, and timeless design—all in an exceptional location. This stunning residence offers a sophisticated kitchen with premium KitchenAid stainless steel appliances, including a gas range, hood fan, dishwasher, and space-saving drawer microwave. Quartz countertops, a striking bookmatched backsplash, a pot filler, and a built-in garbage and recycling drawer elevate the space for seamless entertaining and everyday living. The main floor impresses with exposed beams, a cozy gas fireplace with a concrete surround mantle, and built-in shelving, creating an inviting atmosphere. Adjacent to the dining area, a built-in buffet with matching quartz provides extra storage and serving space. The front entrance is thoughtfully designed with a mirror and a closet organizer. Upstairs, the primary suite features vaulted 13-foot ceilings with exposed beams, a spacious walk-in closet with custom organizers and a full-length mirror, and a luxurious ensuite with heated floors, a double vanity, quartz countertops, and a walk-in shower with a floating bench. Attention to detail continues with solid-core wood barn-style sliding doors, high ceilings throughout, and a skylight that floods the landing with natural light. The lower level offers a versatile media room complete with a full wet bar, built-in TV wall unit, under cabinet lighting, custom shelving, and a beverage fridge—perfect for relaxing or entertaining. A second bedroom and full bathroom add comfort and privacy, highlighted by sunshine windows and quality finishes. Additional features include

7.5-inch oak engineered hardwood flooring, custom soft-close cabinetry, eight-foot doors, and tilt-and-turn European-style windows with phantom screens. High-efficiency systems include air conditioning, rough-in slab heating, a 50-gallon water tank, heat recovery ventilation (HRV), a sump pump, and programmable Eco B Smart thermostats. Enjoy a south-facing backyard with a BBQ gas line, a seven-foot privacy fence, landscaped yards, and a single detached garage with an epoxy floor. The exterior showcases timeless brick and stucco finishes with undermount lighting for added ambiance. Modern tech touches include in-ceiling speakers, Telus Fibre Optik, CAT6 wiring, and an epoxy-finished mechanical room with a water sensor. Perfectly situated, The Jones offers excellent proximity to public and Catholic schools, shopping centres, parks, playgrounds, and easy access to 17th Avenue, Richmond Road, Sarcee Trail, Bow Trail & Crowchild Trail. AHMC doesn't build houses—they build homes.