



GRASSROOTS
REALTY GROUP

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708 33A Street NW
Calgary, Alberta

MLS # A2229992



\$2,398,000

Division:	Parkdale		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,360 sq.ft.	Age:	2014 (11 yrs old)
Beds:	4	Baths:	4 full / 2 half
Garage:	Garage Door Opener, Garage Faces Rear, Heated Garage, Insulated, Oversi		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bidet, Bookcases, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Skylight(s), Smart Home, Soaking Tub, Steam Room, Storage, Sump Pump(s), Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound		
Inclusions:	2 bar fridges, 2nd fridge in mechanical room, all built in shelving, work bench and storage components in garage, gas heater in garage, hot tub, the 'Smart Home System' inclusive of all touch screens, built in speakers & audio components, 2 a/c units, steam shower unit, fire table on the patio, all TV mounts		

FABULOUS LOCATION AND CONTEMPORARY LUXURY! STUNNING SUN-FILLED PARKDALE NW HOME! Located just 3 blocks to the Bow River Pathway, enjoy a scenic stroll or bike ride by the river! Bike or drive Downtown or to U of C in minutes! Quickly escape to the Mountains! This mature and peaceful community is mere blocks from the Foothills Hospital, ACH, Edworthy Park, trendy Kensington and many shopping malls. Baseball diamonds, skating rinks, a community centre and garden, and a nearby 5 block 'off leash' dog park are your's to enjoy. Spend time living instead of endlessly driving. With it's European design, this custom home features expansive windows showcasing mature trees and beautifully landscaped and fenced outdoor spaces with East and West exposure. Traffic is minimal as 33a street is the only street that does not have "through access" to Memorial Drive. On entering, enjoy the natural light brought in by the unique vaulted staircase lined with skylights. The kitchen is the heart of the home showcasing spacious and modern solid walnut and Shenck high gloss cabinetry, high-end Gaggenau appliances, sleek chrome Italian fixtures and contemporary lighting. The "x 4" quartz island and bar, with an adjacent table area, is perfect for hosting casual or formal gatherings. Across from the kitchen, a family room with large full height windows looks out onto the south backyard with mature trees, composite decking, a built-in hot tub, and lower stone patio with granite gas fire table. A double-sided stone fireplace connects the family and formal spaces, featuring the dining room with a beautiful chandelier and a living room with oversized windows. Beautiful floating walnut stairs lead to the upper level, where there is a primary "retreat" with an incredible ensuite: designer soaker tub, double vanities, a jewelry vanity, a

walk-through double steam shower, and a huge walk-in closet with custom walnut shelving, dresser and blanket storage. Enjoy the private deck with b/l sound and treetop views. There is a large bonus room with a feature wall, full laundry room, and two additional bedrooms - each with WIC and ensuite, one with a steam shower. The lower level offers versatile recreation space with a wet bar, wine room, games area, home theatre, and a 4th bedroom with ensuite. The O/S triple garage features a 'Hayley' brand workbench & side cabinets, overhead storage, epoxy floors, and a wall-mounted panel organization system to store tools and equipment. Additional luxuries include a smart home system (security/lighting/AV) with built-in speakers inside and out. The main and upper floors have 10ft ceilings, while the basement boasts 9ft ceilings. The home features hardwood floors on all levels and in-floor heating in the basement and tiled areas. This bespoke home combines modern elegance and functionality in a peaceful and exceptional location. Schedule your viewing today and see how this home can elevate your lifestyle.