



GRASSROOTS
REALTY GROUP

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708 33A Street NW
Calgary, Alberta

MLS # A2229992



\$2,496,000

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		

Open House: Sun, June 29, 2-4 | Discover luxurious and contemporary inner-city living in this stunning, sun-filled home in Parkdale. Architecturally designed, this custom home features expansive unobstructed windows showcasing the lush greenery and treelined street and the unique vaulted staircase lined with skylights to bring in the lovely natural light. 33A is the only street that does not have 'through access' to Memorial Drive which means the traffic is minimal. The main level is the heart of the home, showcasing a spacious, modern kitchen with walnut and Shenck cabinetry, high-end Gaggenau appliances, and sleek chrome fixtures. The large quartz island with an eating bar, complemented by an adjacent breakfast area, is perfect for casual gatherings. Across from the kitchen, a family room with big windows looks out onto the south backyard with mature trees, composite decking, a built-in hot tub, and lower stone patio with a granite gas fire table. A double-sided stone fireplace connects the family and formal spaces, featuring a contemporary chandelier and large 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 steam shower, and a walk-in closet. It also has its own deck with a speaker and treetop views. There is a large bonus room with a feature wall, full laundry room, and two additional bedrooms - each with WIC and ensuites, 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' workbench & side cabinets, overhead storage, epoxy floors, and a tool organization system. Additional luxuries include a smart home system (security, lighting, and AV) with speakers inside and out. The main

and upper floors have 10-foot ceilings, while the basement boasts 9-foot 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, functionality, and a convenient lifestyle—just steps from Foothills Hospital, the University of Calgary, and a quick bike or drive to downtown. Schedule your viewing today and see how this home can elevate your lifestyle.