



**GRASSROOTS**  
REALTY GROUP

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**3032 37 Street SW**  
**Calgary, Alberta**

**MLS # A2231440**



**\$1,099,900**

<b>Division:</b>	Killarney/Glengarry		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,342 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped, Level, Rectangular Lot		

<b>Heating:</b>	In Floor, Electric, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Cedar, Stucco, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Bookcases, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Skylight(s), Soaking Tub, Storage, Sump Pump(s), Wet Bar		
<b>Inclusions:</b>	Built-in Oven, A/C, Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings		

OPEN HOUSE June 28 1-3PM & 29 11-1PM! This stunning 2 storey seamlessly combines natural beauty and modern luxury; adjacent to greenspace and fronting onto a bicycle path, all while adorned by elegant finishings in over 3,400 SF of total living space. Although situated on 37th Street, there is virtually no noise heard inside due to upgraded insulation and new window glazing. A brick and horizontal wood slat facade, angled roof detailing, and landscaped front yard offer charming curb appeal. Step inside to a diagonally laid wood feature wall with bench and huge entryway closet, accompanied by an extra large walk-in food pantry with ample built ins. 10ft ceilings are illuminated by natural light bouncing off engineered oak wide plank hardwood. A chic dining area features a crystal chandelier and leads into the chef's kitchen; characterized by quartz countertops, waterfall island with undermount double bowl sink, and porcelain Carrera tile backsplash. The impressive appliances have knurled handles and include built in microwave, built in oven, chimney style hood fan, and 5 burner gas cooktop, with high gloss cabinetry and usb port plug-ins showcasing the many upgrades to be found. This opens up into the living room, a space made for entertaining, with a tile fronted gas fireplace and floating shelves and cabinetry on either side. Sliding glass doors access the private backyard, with a poured concrete patio, low maintenance landscaping, custom built raised planter beds, and exterior speakers. The rear mudroom includes another bench, shelving and large walk-in closet for optimal storage. An adjacent den space also comes with a convenient built-in desk. Ascend the open riser staircase with a stunning crystal chandelier and intentionally placed gaps that flood all levels of the home with light. The upper floor is home to two secondary bedrooms with unique

feature walls and a full bathroom, along with a laundry room including a sink, quartz folding counter, and product storage. The luxurious primary retreat features a skylight, walk-in closet with built ins, and lavish ensuite with heated floors, dual sinks, tranquil freestanding soaker tub with chandelier above and glass enclosed shower with rainhead and bench. The fully developed basement includes a fourth bedroom with walk in closet, storage, full bath with tile detailing, and a spacious rec room equipped with built-ins and a wet bar. Accessible via a separate entrance, this is also a worthwhile option to legally suite as per city guidelines and begin collecting passive rental income! With huge windows and brick features, the basement is insulated and roughed in for in-floor heating. Additional features include A/C, HE furnace, and built-in speakers. With a practical double garage, this home is close to local amenities and mere minutes to the core. Enjoy the perks of a city maintained front sidewalk in this welcoming neighborhood, known for their self-managed ice rink and block parties. Your perfect family home awaits.