

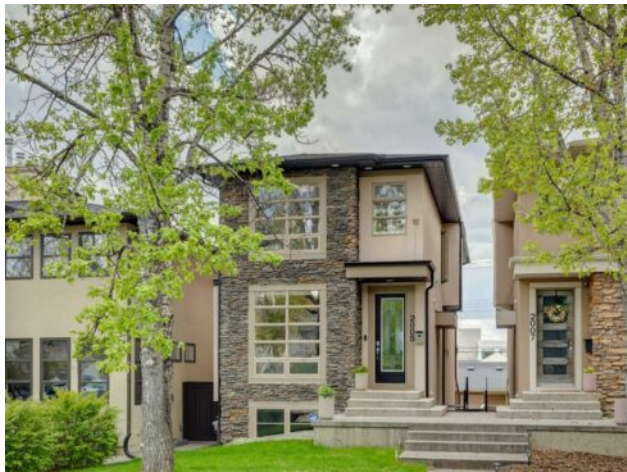


GRASSROOTS
REALTY GROUP

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**2005 32 Avenue SW
Calgary, Alberta**

MLS # A2241994



\$1,095,000

Division:	South Calgary		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,861 sq.ft.	Age:	2008 (17 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Low Maintenance Landscape, Rectangular Lot, Street Lighting, U		

Heating: In Floor, Forced Air, Natural Gas

Floors: Carpet, Hardwood

Roof: Asphalt Shingle

Basement: Full, Walk-Out To Grade

Exterior: Stone, Stucco, Wood Frame

Foundation: Poured Concrete

Features: Bar, Beamed Ceilings, Breakfast Bar, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Recessed Lighting

Inclusions: none

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

*OPEN HOUSE- SUN. SEPT. 28th. 1:00 p.m. - 2:30 p.m. * Modern Comfort Meets Timeless Style in the Heart of SOUTH CALGARY
Welcome to this beautifully appointed CUSTOM HOME in one of Calgary's most desirable neighborhoods! DETACHED ...so NO sharing of your walls & roof! With over 2,700 sq. ft. of thoughtfully designed living space, this transitional-style home offers a floorplan that's both functional and elegant—perfect for a single professional, couple, or small family. Step inside to discover 9 Foot, FLAT PAINTED Ceilings, striking Curved Staircase, and an abundance of NATURAL LIGHT pouring through OVERSIZED windows. Flooring has JUST been replaced with a terrific neutral color wide plank. Heart of the home is the spacious Kitchen, featuring Granite Countertops, loads of cupboard space, Bronzed detailed Range Hood, Gas Cooktop & generous Breakfast Bar—ideal for casual dining or hosting friends. The adjacent Great Room with its bronze detailed Gas Fireplace, offers the perfect place to unwind. Patio doors to deck allows light to stream in & easy access to BBQ. Mudroom & discreetly located Powder Room by the side entry—perfect for daily living and keeping things organized. Upstairs you'll find two generous Bedrooms, each with its own En-Suite, including a luxurious Primary Retreat with In -Floor Heat, Steam Shower, Soaker tub, separate Water Closet. Adjoining Bonus Room was a bedroom on original builder plans but completed by owner as a lounge. Terrific space to keep as is, or for a home Office, Dressing room, Nursery or separate Bedroom. Upper-level Laundry Room adds everyday convenience right where you need it. WALK OUT BASEMENT with Brand NEW carpeting also, features IN-FLOOR Heating, Guest Bedroom, Full Bath, Wet Bar, and Large Recreation area—great

for entertaining or cozy nights in. SOUTH FACING, low-maintenance backyard provides a Private Outdoor Retreat. MOVE-IN ready and loaded with extras. Central A/C, Security System, Built-In Vacuum, Irrigation System, Fenced Yard, New Furnace (2024), new Paint & All New Flooring + Dishwasher Aug. 2025. Don't miss this exceptional opportunity!