



**GRASSROOTS**  
REALTY GROUP

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**529 Sunderland Avenue SW**  
**Calgary, Alberta**

**MLS # A2256811**



**\$2,550,000**

<b>Division:</b>	Scarboro		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 and Half Storey		
<b>Size:</b>	3,331 sq.ft.	<b>Age:</b>	1983 (42 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Double Garage Attached, Oversized		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Rectangular Lot, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Built-in Features, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Vaulted Ceiling(s)		

**Inclusions:** Aquarium and Accessories, Mini Bar, Refrigerator is a full sized Sub Zero Refrigerator, Stand up Freezer, Televisions, Wall Speakers

Stunning one of a kind contemporary family home in the heart of desirable Scarboro, just around the corner from the Sunalta School. This home which was completely transformed in 2013 with modern scale + design of windows + sight lines + the creation of two gorgeous outdoor living spaces both at the front + back of the property. Impressive curb appeal is welcoming with the house set back from the street. Enter to a warm living room/dining room combination with loads of windows + stunning Cypress wood ceiling. The back of the house is set up from comfortable informal living with a huge chef's kitchen with ample storage, professional appliances, amazing pantry, large island + informal dining. The great room is right off the kitchen with ribbon gas fireplace. The entire back of the house is stunning floor to ceiling windows over looking the south facing garden + outdoor living space. On the second level there are two comfortable bedrooms + a very generous upper lounge. Laundry is also on this level. A Primary retreat, like no other, is on the third level. This luxurious space with soaring ceilings + city views consists of a built in office, lounge, sleeping quarters + spa ensuite bath as well as an substantial sized closet system. Media room, flex room, a wine cellar, mudroom + extra storage are located in the lower level which also has access to the under drive double attached garage. Amazing outdoor spaces with fountains, fireplace, + mature landscaping offers a great space for summer entertaining + room for kids to play. The quality of this home is clear with top of the line materials, a generous amount of wood, gorgeous stone + more. A must to view!