



GRASSROOTS
REALTY GROUP

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2014 32 Avenue SW
Calgary, Alberta

MLS # A2264951



\$1,999,900

Division:	South Calgary		
Type:	Residential/House		
Style:	3 (or more) Storey		
Size:	3,206 sq.ft.	Age:	2013 (12 yrs old)
Beds:	4	Baths:	3 full / 2 half
Garage:	Heated Garage, Triple Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot, Views		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	See Remarks	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: Second dishwasher, second A/C unit, audio visual cabinet (and appropriate boxes), built-in glass rinser, Ring doorbells & camera, coded door locks, steam shower unit, digital shower thermostat, second garage door opener & second control, built-in BBQ & smoker, garage heating unit, built-in natural gas patio heater, loft patio awning, all TV mounts, ceiling storage in garage, security system (door, window, motion, smoke detectors).

OPEN HOUSE SUNDAY, OCTOBER 19TH FROM 1-4 PM. Step into a home where elegance meets comfort in sought-after South Calgary. This stunning estate residence situated on a 37'x125' lot spans over 4400 sq ft across 4 thoughtfully designed levels, offering 3+1 bedrooms, 3 full baths & 2 half-baths. Every corner has been meticulously crafted to create a living space that is both luxurious & inviting, blending modern style with practical functionality. The main level immediately impresses with soaring ceilings & abundant natural light, creating a bright, open atmosphere. The living room is a true centerpiece, anchored by a striking feature fireplace & refined finishes that add warmth & character. The chef-inspired kitchen complements this space beautifully, with quartz countertops, a generous central island perfect for meal prep or casual dining & high-end appliances designed to make entertaining effortless. The dining & family areas flow seamlessly from the kitchen, offering a natural setting for both everyday living and gatherings. A private office with elegant built-ins is tucked away just off the foyer - the perfect work from home space. Upstairs, the primary suite is a private retreat featuring generous proportions, a private balcony, cozy sitting area, huge walk-in closet & spa-like ensuite, create a peaceful atmosphere perfect for rest & relaxation. Additional bedrooms are spacious & thoughtfully designed, offering ample closet space, and flexible layouts that suit family life. Completing the second level is a 4 piece bath. The third level hosts a large family/media room, convenient laundry room with sink & storage plus a 2 piece powder room. There is also access to a rooftop patio, affording exceptional year round outdoor living. The fully finished basement adds versatility with a large game room & wet bar - perfect for game or movie night. An exercise

room, fourth bedroom & 4 piece bath are the finishing touches to the basement. The private backyard features a patio with built-in BBQ & smoker, natural gas patio heater & additional deck with pergola - an ideal setting to entertain or unwind. This home is equipped with advanced smart technology, including Ring doorbells & cameras, coded door locks & a security system providing convenience, safety & peace of mind. A heated triple detached garage with ceiling storage offers ample room for vehicles & equipment, combining practicality with luxury. Located in a vibrant community with parks, top-rated schools, shopping, dining & recreational amenities nearby, this home offers a lifestyle of convenience & sophistication. From architectural details to premium finishes, every aspect has been thoughtfully executed to deliver an exceptional living experience. This residence represents a rare opportunity to own a meticulously crafted home in one of Calgary's most desirable neighborhoods. With its combination of elegant design, functional layout & luxurious features, it truly embodies the best in modern living.