

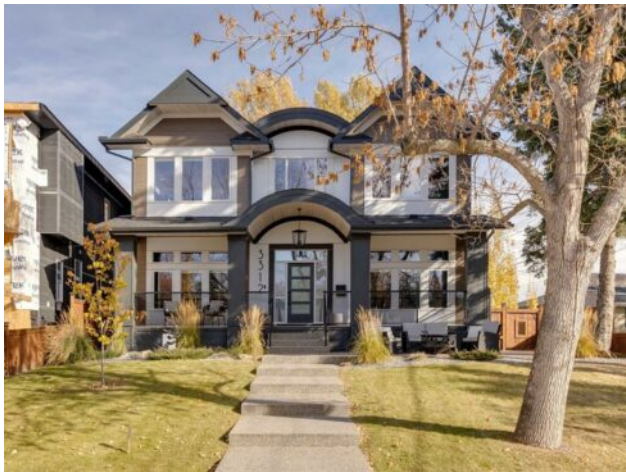


GRASSROOTS
REALTY GROUP

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3312 Caribou Drive NW
Calgary, Alberta

MLS # A2265839



\$1,995,000

Division:	Collingwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,200 sq.ft.	Age:	2020 (5 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Triple Garage Detached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, Beach, Fruit Trees/Shrub(s), Pie Shaped Lot, Treed, U		

Heating:	In Floor, ENERGY STAR Qualified Equipment, Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stone, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Bookcases, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Skylight(s), Smart Home, Storage, Walk-In Closet(s), Wet Bar

Inclusions: n/a

Discover modern elegance and refined living in this custom built architectural showpiece. Designed for families and entertainers alike, every element of this residence blends cutting edge technology, timeless craftsmanship, and a warm, luxurious ambiance that instantly feels like home. From the moment you arrive, you'll be captivated by the exquisite curb appeal and inviting front porch where you can unwind with a glass of wine and wave to passing neighbours. Step inside to a warm, contemporary interior accented with rich walnut finishes throughout. A culinary enthusiasts dream kitchen is a true centrepiece, featuring an expansive eat-up island, a walk-in pantry, custom cabinetry, built-in appliances, and a massive island with a Zomodo prep sink that transforms seamlessly for entertaining. Designed to impress and inspire, this kitchen effortlessly blends functionality with sophistication, making it ideal for both intimate family meals and lavish entertaining. The open concept main floor invites connection, whether you're hosting elegant dinner parties or cozy family nights by the fireplace. Extend your living outdoors to a spectacular, multi-tiered deck and beautifully landscaped rear yard, ideal for summer gatherings or peaceful evenings under the stars. Upstairs, the primary suite redefines luxury with a gas fireplace, coffee station with beverage fridge, and large windows framing tranquil views. The lavish ensuite pampers with a large skylight, heated floors, deep soaker tub, steam shower with body sprays, double vanity, and even a heated towel rack for ultimate comfort. Two additional spacious bedrooms, a full bath, and a large laundry room complete the upper level. The lower level presents plush carpets and exceptional versatility with two additional bedrooms (or home gym), a family room and games area, a gorgeous wet bar, and a spacious

wine cellar for the wine collecting enthusiast. Located on a quiet, tree-lined street just steps from both public and catholic schools, Confederation Park and the golf course, and moments from the Calgary Winter Club, this home offers an unmatched lifestyle balancing recreation, relaxation, and urban convenience. A true smart home built with integrated voice-controlled Lutron lighting, Nest thermostats, Ring Pro security cameras, and smart irrigation, allowing you to manage your environment from anywhere. Even the triple car heated garage features belt-drive smart openers for ease and convenience. Built with uncompromising quality and integrity, every element of this home showcases expert craftsmanship, premium materials, and enduring design crafted for families who value beauty, function, and comfort. Make your dreams a reality in a home built to create memories for generations.