



GRASSROOTS
REALTY GROUP

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715 32 Street NW
Calgary, Alberta

MLS # A2271149



\$859,900

Division:	Parkdale		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,703 sq.ft.	Age:	2006 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Skylight(s), Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound		
Inclusions:	n/a		

~~~ OPEN HOUSE SUNDAY NOV 23 1:00-3:00 ~~~ YOUR NEW HOME is an immaculate 4 bedroom contemporary home in desirable Parkdale, located across the street from Westmount Charter. The modern exterior boasts fully insulated acrylic stucco, cedar wood detailing, the aluminum-clad windows provide maximum efficiency. Inside you'll discover over 2,400 sq ft of fully developed living space, maple hardwood floors, stunning, custom open tread solid maple staircase, home audio throughout, and a wide open concept main floor. The front living room with southeast exposed sunlight from the large picture window, is a gorgeous place to enjoy. It is warmed by a cozy gas fireplace, surrounded by built ins. The central dining room leads to the magnificent kitchen where you'll find a wall of storage, including a very convenient office area that can be discretely closed off, quartz counters, espresso cabinets, and high end Thermador gas cooktop, wall-oven, an expansive center island with prep sink and a wine fridge. The gorgeous stairs lead up to vaulted ceilings with 2 skylights, a convenient laundry room, full bath and three generous bedrooms. The tranquil master retreat can host a king size bed and offers a large walk-in closet with custom built-ins and a luxurious 5pc ensuite with his/her sinks, jetted soaker tub, and glass enclosed shower. Downstairs showcases plush carpet, a flex room that can ideally be used as a workspace or library, fourth bedroom and full bath. The private fully-wired media room creates a fantastic space for a man-cave or family movie nights. The West backyard showcases a large stone patio, mature trees, and a double detached garage. Located within minutes to the Bow River pathway system, Foothills Hospital, walk to lots of restaurants, a fast commute to downtown, fast access to Stoney and the highway to the mountains. This

outstanding property is ready for you to be home for Christmas! Notable updates: new roof 2024, new central air conditioner 2024.