



GRASSROOTS
REALTY GROUP

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230 37 Street NW
Calgary, Alberta

MLS # A2276397



\$1,599,900

| | | | |
|------------------|--|---------------|-------------------|
| Division: | Parkdale | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,543 sq.ft. | Age: | 2015 (11 yrs old) |
| Beds: | 6 | Baths: | 4 full / 1 half |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.10 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Private, Street L | | |

Heating: High Efficiency, Forced Air, Natural Gas

Floors: Carpet, Ceramic Tile, Hardwood

Roof: Asphalt Shingle

Basement: Full

Exterior: Stone, Stucco, Wood Frame

Foundation: Poured Concrete

Features: Breakfast Bar, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s), Wired for Sound

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: None

Welcome home to Riverside Elegance in highly sought after Parkdale. Nestled just steps from the serene Bow River pathways and lush beauty of Edworthy Park, this stunning home comes with 6 bedrooms, 4.5 baths and offers close to 4000sq/ft of developed living space. Located in Calgary's highly sought after inner city enclave of Parkdale, tranquility awaits right behind the property with tranquil walking and cycling trails offering the perfect blend of nature, luxury, and urban convenience. From the moment you enter the soaring 19-foot foyer, the home's grandeur is undeniable. Follow the beautiful tiled floors past a dramatic open-riser staircase and into the sun drenched, open concept living area. Here, expansive windows and a sleek gas fireplace create a sophisticated yet comfortable atmosphere for relaxed evenings or formal gatherings. The heart of the home, a chef inspired kitchen, boasts a large granite island with breakfast bar, two tone custom cabinetry, a built-in wine cooler plus an elite JennAir appliance package. French doors lead seamlessly to an oversized patio, perfect for al fresco dining. A spacious main floor office and refined powder room complete this impressive level. Ascend to the private upper floor master retreat, designed for pure relaxation. Enjoy a west facing balcony, a romantic two sided fireplace, and a spa worthy 6pc ensuite with a freestanding soaker tub and glass enclosed shower. Two additional bedrooms (one with its own ensuite) and a stylish full bath provide ample accommodation for family or guests. The basement offers a large 3 bedroom legal suite with in-floor heating and its own private entrance. An oversized living room, separate dining area and full kitchen compete the lower level offering versatility for extended family or potential rental income. With additional features like a double detached garage, fully

fenced/landscaped yard, central vacuum, built-in audio on all levels plus advanced security cameras, this residence offers a lifestyle of refined elegance and peace of mind. Located minutes from essentials such as Alberta Children's Hospital, Foothills Hospital, Market Mall, schools, parks the Bow River, City transit and easy access to main roadways. this masterpiece awaits its new owner. Book a showing today.