



**GRASSROOTS**  
REALTY GROUP

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**3318 Boulton Road NW**  
**Calgary, Alberta**

**MLS # A2280944**



**\$1,599,999**

<b>Division:</b>	Brentwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,637 sq.ft.	<b>Age:</b>	2024 (2 yrs old)
<b>Beds:</b>	7	<b>Baths:</b>	5 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, City Lot		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Built-in Features, Chandelier, Double Vanity, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Steam Room		
<b>Inclusions:</b>	none		

This Modern Art Piece, an exceptional custom-built luxury home located in the heart of Brentwood. Meticulously constructed by the builder as a Modern Master Piece, this home reflects uncompromising craftsmanship, premium materials, and thoughtful design throughout. Offering 7 bedrooms, 5.5 bathrooms, and over 3,600 sq. ft. of well designed living space, plus a fully developed legal basement suite with a private, separate walk-up entrance, This property delivers outstanding versatility and value. The striking contemporary exterior, showcases contemporary brick and Hardie Board finishes, enhanced by professional landscaping and elegant exterior accent lighting. Step inside to be greeted by a dramatic 19-foot ceiling in the main living room with an open-to-below second-storey design, creating a bright and expansive atmosphere. The grand living space is anchored by a custom gas fireplace with stone facade, seamlessly flowing into the gourmet kitchen, with an expensive 10-foot quartz waterfall island which serves as the centre piece perfect for entertaining, complemented by top-of-the-line Jen Air appliances and refined finishes. Adjacent to the kitchen is a stylish dining nook with custom wall paneling, while a thoughtfully designed bar offers an ideal space for evening hangouts or serving guests. A private back entry leads to a functional mudroom. The main floor also features a bedroom with its own 3-piece ensuite, ideal to entertain guests, or for extended family needs, along with another 2-piece designer powder room. Upstairs, enjoy an open bonus room overlooking the living area, framed with modern glass railings, The upper level boasts two luxurious primary bedrooms, each with spa-inspired en-suites featuring floor-to-ceiling ceramic tile, in-floor heating, and premium lavatories throughout. one with steam shower,

and a free standing soaker tub, The fully developed basement with 9ft ceiling, includes a legal suite with two bedrooms, a full bathroom, a kitchen with shaker-style cabinetry, complete appliance package, and its own full-sized washer and dryer, The other portion of the basement offers roughed-in plumbing, ready for Customization to suit your lifestyle needs. The home is equipped with three separate furnaces, providing efficient climate control for each level. The backyard features two single-car garages, along with a finished lawn to complete the outdoor space. The location is truly unbeatable—just steps from Brentwood LRT Station, Brentwood Village, Northland Mall, and K&ndash;12 schools. The University of Calgary is only minutes away, and quick access to Crowchild Trail ensures effortless commuting while remaining tucked away ,completely peaceful and quite, An outstanding property with exceptional build quality, modern luxury, and an unbeatable lifestyle in one of Calgary&rsquo;s most sought-after communities.