



**334 32 Avenue NE**  
**Calgary, Alberta**

**MLS # A2137383**



**\$974,900**

<b>Division:</b>	Highland Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,850 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached, Garage Door Opener, On Street		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Front Yard, Interior Lot, Level, Rectangular L		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Double Vanity, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Separate Entrance, Tray Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound

**Inclusions:** NA

Step into luxury living with this stunning brand new 2-storey residence nestled in the heart of Highland Park, Calgary. Boasting a spacious 1850 square feet above grade, this exquisite home offers a harmonious blend of modern sophistication and timeless elegance. As you enter, you'll be greeted by an abundance of natural light cascading through the open-concept floor plan, accentuating the sleek lines and contemporary design elements throughout. With a total of 4 bedrooms and 3.5 baths, including a luxurious primary suite, this home offers ample space for relaxation and rejuvenation. Entertain with ease in the thoughtfully designed finished basement, featuring an additional bedroom, a chic 4-piece bath, and a stylish wet bar/games room, perfect for hosting gatherings with friends and family. The detached double car garage in the rear yard provides convenience and ample storage space, with back lane access adding to the functionality of this exceptional property. Conveniently located near schools, shopping amenities, and just a short 10-15 minute commute to downtown, this home offers the perfect blend of urban convenience and suburban tranquility. Indulge in the finer details with high-end appliances, beautifully selected lighting fixtures, engineered hardwood flooring, quartz countertops, custom finishing woodwork, and elegantly appointed tiles that perfectly complement the home's sophisticated color scheme. Experience luxury living at its finest in this meticulously crafted residence that embodies the epitome of modern elegance. Don't miss your chance to make this dream home yours &ndash; schedule your private viewing today!