



GRASSROOTS
REALTY GROUP

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348 Superior Avenue SW
Calgary, Alberta

MLS # A2198577



\$2,999,000

Division:	Scarboro		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,130 sq.ft.	Age:	2014 (11 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached, Heated Garage, Oversized		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Many Trees, Rectangular Lo		

Heating:	Boiler, Forced Air	Water:	-
Floors:	Ceramic Tile, Concrete, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Beamed Ceilings, Bookcases, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Double Vanity, French Door, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Data, Wired for Sound

Inclusions: steam oven, beverage fridge in dining area and media room, dishwasher in dining area, dishwasher drawer in media room, radon mitigation system, outdoor BBQ, hot tub, fire table, security system hardware, TV wall mounts, garage shelving and storage cabinetry, AV EQUIPMENT TO INCLUDE: Da-Lite electric drop down wall screen, Epson projector, Paradigm Millenia speakers (on wall - left, center and right), Paradigm Millenia subwoofer, in-wall surround speakers, AV rack and power supply, Anthem AV receiver, 2 Sonos Connect amps for games room and dining room speakers, 1 Sonos Connect amp for media room, in ceiling speakers in games and dining room

Welcome to 348 Superior Ave, nestled in the esteemed Scarboro community and across from a quaint community parklet. This remarkable home combines elegance, style, and luxurious craftsmanship with a captivating Parisian Industrial design. Offering over 4,400 sq. ft. of living space, this residence features 4 bedrooms, a loft, 3 full bathrooms, and 1 half bath. Upon entry, you are greeted by double arched wood doors that open to a spacious foyer, complete with a stunning sculptural staircase framed by exquisite millwork and a striking chandelier. The expansive living room is ideal for both entertaining and relaxing, featuring a gas fireplace with a custom Italian Baroque styled concrete surround and impressive millwork. It seamlessly flows into the large dining area, which boasts a built-in buffet cabinetry, bar sink, beverage fridge, and dishwasher, subtly integrated into the design, making both casual entertaining and formal dinners effortless. The chef's kitchen is a culinary dream, equipped with Wolf and SubZero appliances, a marble backsplash, a large island, and a generous walk-in pantry. On the main floor, you'll also find a spacious home office with custom built-ins, a stylish powder room with a designer console sink, and a large mudroom with lockers, custom built-ins and ample storage. The second floor is home to the luxurious primary suite, featuring vaulted ceilings with exposed wood beams, downtown views, a custom walk-in closet, and a spa inspired ensuite with heated marble floors, a steam shower, a freestanding tub, dual vanities, and a private water closet. Bedrooms 2 and 3 each offer a private 2-piece bath with marble countertops and share a "Jack and Jill" tub/shower. A serene reading nook with custom built-ins and a window bench completes this level before leading up to the stunning loft space, ideal for

a studio, second office, playroom, fifth bedroom or additional workspace. The walk-out lower level is designed for both relaxation and entertainment, with heated polished concrete floors, a spacious media room complete with a projection TV, screen, and wet bar, perfect for movie nights. The large recreation and games room features dual steel industrial sliding barn doors and walk-out access to the backyard. A fourth bedroom, a full bathroom, and a spacious laundry room with exceptional storage complete this level. Step outside to the thoughtfully designed outdoor oasis, which includes a built-in BBQ, an outdoor dining area with overhead heaters and a louvered roof for customizable sun or shade, a generous conversation area with fire table, a 6 person hot tub, irrigation system, and excellent privacy. The oversized, heated double detached garage features two EV charging outlets, ample storage options and a polyaspartic finished floor. This extraordinary home is just a short walk to Sunalta School and only minutes from downtown, shopping, and dining. For a comprehensive list of upgrades and features, please refer to the Feature Sheet.