



GRASSROOTS
REALTY GROUP

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3108 14 Avenue SW
Calgary, Alberta

MLS # A2202448



\$1,199,000

Division:	Shaganappi		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,029 sq.ft.	Age:	2025 (0 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Front Yard, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite, Walk-Out To Grade	LLD:	-
Exterior:	Composite Siding, Concrete, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: Additional Refrigerator, Stove, Microwave Hood Fan, and Dishwasher in basement suite.

Nestled in the heart of SHAGANAPPI, this brand new 5-BED, SEMI-DETACHED home w 2-BED SUITE (pending final city inspection) seamlessly blends modern sophistication w/ functional living. As you step through the arched stone entryway, you're greeted by an inviting foyer w/ a walk-in closet, perfect for keeping items neatly organized. W/ soaring ceilings and an abundance of natural light pouring in through large windows, the space feels both warm and grand. The wide-plank hardwood flooring leads you into the open-concept main floor, designed for everyday living and entertaining. The living area is centred on a stylish GAS FIREPLACE w/ built-ins on either side, which adds warmth and ambiance, creating a natural focal point for the space. The beautifully designed kitchen sits at the back of the home and is a chef's dream. High-end S/S appliances, a gas cooktop, built-in oven and microwave, and an oversized island w/ quartz countertop make meal prep a breeze. A walk-in pantry w/ custom shelving provides plenty of storage for dry goods and small appliances. Bi-parting patio doors open onto the back deck, blending indoor and outdoor living. The dining area offers plenty of room for hosting, whether a lively dinner party or a quiet meal w/ family, complete w/ a beautiful built-in buffet! A pocket office w/ a built-in desk provides a dedicated workspace, while a stylish powder room and mudroom complete this level. Upstairs, the primary bedroom is a true retreat, featuring vaulted ceilings and large windows. The spa-inspired ensuite boasts a freestanding soaker tub, a massive glass-enclosed shower, dual vanities w/ makeup desk, and a spacious walk-in closet. Two additional generously sized bedrooms, each w/ tray ceilings, share a beautifully appointed Jack and Jill bathroom. A sliding door separates the vanity area from the bath/shower,

ensuring privacy and functionality. The study/loft area features a built-in desk, making it a perfect spot for homework or creative projects. A conveniently located laundry room completes this level. The fully finished basement is a legal 2-bed suite (subject to permits & approval by the city), w/ 2 beds, along w/ a third space that can serve as a bedroom, home office, or gym w/ optional locking door layout, providing plenty of living options. The well-designed kitchen and large living area feature quartz countertops, a S/S appliance package, and custom cabinetry. A separate laundry room and private side entrance enhance the suite's independence, making it perfect for extended family, guests, or potential rental income. Situated in the vibrant community of Shaganappi, this home offers unparalleled access to Calgary's best amenities. Enjoy a morning round of golf at Shaganappi Golf Course, explore nearby parks and pathways, or take a short commute downtown. Excellent schools, trendy restaurants, shopping, and transit options are all just minutes away, making this an unbeatable location for modern urban living.