



GRASSROOTS
REALTY GROUP

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1728 32 Avenue SW
Calgary, Alberta

MLS # A2206552



\$1,800,000

Division:	South Calgary		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,769 sq.ft.	Age:	2014 (11 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Heated Garage, Triple Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Interior Lot, Low Maintenance Landscape, Rectangular Lot		

Heating:	In Floor, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Rubber	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bookcases, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Skylight(s), Soaking Tub, Storage, Walk-In Closet(s), Wired for Sound		
Inclusions:	Two Bar Fridges (butlers pantry and lower level wet bar area), Ring Door Bell & Security Cameras on Garage, , Sonos Equipment & Amplifier, Attached Outdoor Speakers, Wall Mounted Televisions in Basement, Living Room, & Primary Bedroom, Ornamental Trees/Shrubs/Grasses in Backyard, Hot Tub (Sellers will remove if desired)		

Situated on a prime 37.5' x 125' lot in the heart of highly sought-after South Calgary — one of the city's most vibrant communities — this luxurious West Coast Modern home offers over 4,100 sq ft of beautifully designed living space, loaded with extensive renovations and thoughtful upgrades throughout. Step inside to soaring 10' ceilings, wide plank white oak hardwood floors, and sunlight pouring through oversized windows and skylights. The main level features a statement dining room with designer lighting, a private office with stunning custom black iron/glass doors by Forge 53°, and a show-stopping living room with a floor-to-ceiling fireplace feature wall. New oversized Lux sliding doors open to a massive deck with an outdoor fireplace — perfect for year-round indoor-outdoor living and entertaining. The chef's kitchen is pure perfection, showcasing a Viking 6-burner gas cooktop, Viking refrigerator and wall oven, sleek quartz countertops, and a generous island with seating for six. A spacious butler's pantry adds endless storage, making this kitchen as functional as it is beautiful. A stylish 2-piece powder room completes the main floor. An open riser staircase leads upstairs to a bright bonus room with new custom built-ins and direct access to a sunny south-facing outdoor lounge space. The primary retreat includes a custom walk-in closet and a spa-inspired ensuite with heated floors, dual vanities, a freestanding soaker tub, and an oversized steam shower. Two additional spacious bedrooms, a sleek 5-piece main bath, and a large laundry room with sink and ample storage complete the upper level. Multiple skylights ensure the home is bathed in natural light all day long. The fully finished walkout basement is designed for both entertaining, fun, and function — featuring heated floors, a large

family/media room with a wet bar and wine display, a bright fourth bedroom, a fitness room (could be a 5th bedroom), and a 3-piece bath. Step directly outside to a private, beautifully landscaped outdoor entertaining space — complete with premium turf and a newer Cal Spa hot tub (included if desired). Additional highlights include a heated triple detached garage (split into a double + single for flexible use as a gym, studio, or additional parking), a professionally installed Sonos sound system, and three included wall-mounted TVs with hidden wiring. All of this in a prime, walkable location — just 1/2 block from the soccer fields at South Calgary Park and the Giuffre Family Library. Take a leisurely stroll to the South Calgary Community Centre, scenic River Park, and the lively Marda Loop district filled with trendy shops, caf  s, and restaurants. Walk to top-rated schools (including Western Canada High School), hop on nearby public transit, and be downtown in minutes. This extraordinary home combines modern luxury, exceptional space, and an incredible inner-city lifestyle — a rare offering in one of Calgary’s most desirable neighbourhoods. Call today for more information!