



GRASSROOTS
REALTY GROUP

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3356 77 Street SW
Calgary, Alberta

MLS # A2206726



\$1,747,000

Division:	Springbank Hill		
Type:	Residential/House		
Style:	Bungalow		
Size:	2,314 sq.ft.	Age:	2013 (12 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.19 Acre		
Lot Feat:	Irregular Lot, Landscaped		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, Elevator, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s), Wet Bar		
Inclusions:	None		

Welcome to 3356 77 Street SW, a stunning hillside reverse bungalow located in the desirable Springbank Hill community. This exceptional home features a spacious Lanai outdoor living area with vaulted cedar ceilings, a fireplace, and is situated above a heated, three-car garage with epoxy flooring. As you enter the walk-out basement, you'll be greeted by a striking double-sided fireplace that separates the large foyer from the expansive recreation room. The family room, with its built-in shelving, offers a wet bar equipped with a dishwasher, microwave, and beverage fridge. Just down the hall, you'll find easy access to the elevator, a wine cellar, two bedrooms with ensuite bathrooms, a mudroom leading to the garage, abundant built-in storage, and a spacious office with French doors. The basement also boasts cozy carpeted floors and heated flooring for added comfort. Ascending the curved staircase to the main level, you'll be welcomed into an open-concept layout with gleaming hardwood floors. The kitchen is a dream, featuring dual islands, in-cabinet lighting, quartz countertops, stainless Jenn-Air appliances, double built-in ovens, and a breakfast nook that opens to the Lanai. A large butler's pantry leads to the dining room, accented with ambient lighting. The kitchen flows seamlessly into the living room, where 12-foot beamed ceilings and a double-sided fireplace (shared with the master bedroom) create a grand atmosphere. The main level also includes a beautiful powder room, another bedroom with an ensuite, and the laundry room, which offers direct access to the beautifully landscaped backyard. The luxurious master suite offers a vaulted hip ceiling, its own private balcony with partial mountain views, plush carpeting, a walk-in closet, and a fireplace shared with the living room. The spa-like ensuite is a sanctuary, featuring a separated double vanity with

under-counter lighting, a soaking tub, a spacious shower with a built-in bench, and a separate toilet area. This home is equipped with top-of-the-line features including central air conditioning, a security system, wired ceiling speakers in various locations, central vacuum, a tankless hot water heater, oversized electrical service, an irrigation system, and air purification. Don't miss out on this incredible opportunity to own your dream home! Contact us today to schedule a private viewing.