



GRASSROOTS
REALTY GROUP

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1035 32 Avenue SW
Calgary, Alberta

MLS # A2213185



\$2,300,000

Division:	Elbow Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,442 sq.ft.	Age:	1980 (45 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Faces Front		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Corner Lot, Garden, Landscaped, Underground Sprinklers, Yard L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Closet Organizers, French Door, Granite Counters, Kitchen Island, No Smoking Home, Pantry, Recessed Lighting, Stone Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

Inclusions: pool table and accessories, All (3) wall mounted TV's

Open House Sun. Sept. 14th 1:30-3:30 p.m. Welcome to this exquisite 2 storey home In UPPER ELBOW PARK. Offering a total of 4600 sq.’ of refined living space, this residence blends timeless traditional warmth with elegant transitional styling. From the moment you step into the spacious Entryway with its soaring double height, you are greeted with rich dark hardwood floors, soft cream walls and flat-painted ceilings that create a serene & sophisticated ambience throughout. The heart of the home is the gourmet Kitchen, featuring high-end appliances, a generous breakfast bar Island and substantial Walk-In Pantry. Perfect for everyday living as well as entertaining! Opening seamlessly to the inviting Family Room where the wood burning fireplace anchors the space, there are patio doors bringing in natural light and leading to the SOUTH facing Deck. The light-filled Living Room, spacious enough for a grand piano, sets the stage for elegant gatherings and adjoins the generously sized Dining Room. Main floor also includes a discreetly located Powder Room + private Den/Office with custom Built Ins + French doors. Of special note is the abundance of wall space for art. Upstairs, which also showcases hardwood flooring, the RARE 4 Bedroom layout includes a luxuriously large Primary Suite, with spa inspired En-Suite + Walk-In Dressing Room. 3 additional Bedrooms, well-appointed Family Bath as well as loads of Storage/Closets, complete this floor. Delightfully developed Lower Level showcases an attractive Recreation + Games Room complete with Wet Bar, Gas Fireplace + Custom Built Ins. A versatile Gym space, which could easily become a 5th bedroom, along with a Full Bath, Laundry + Big Storage Room, add to this home’s incredible functionality. Professionally landscaped SOUTH yard, with irrigation, perennial beds, ambient lighting + fencing, has a terrific

deck with multiple gas outlets built in for Fire table, BBQ + Heaters. OVERSIZED, Double, ATTACHED garage boasts epoxy flooring + built in storage shelving. This exceptional property offers a lifestyle of comfort, elegance + versatility. Situated within an EASY STROLL to William Reid, Elbow Park, Western Canada + Rideau Schools & the Glencoe Club- this is an opportunity you do not want to miss out on!