

724 36 Street NW  
Calgary, Alberta

MLS # A2166670



## \$1,179,000

<b>Division:</b>	Parkdale		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Side by Side		
<b>Size:</b>	1,985 sq.ft.	<b>Age:</b>	2016 (8 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached, Off Street		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Steam Room, Sump Pump(s), Walk-In Closet(s), Wet Bar

**Inclusions:** N/A

Welcome to this bright and luxurious home in Calgary's sought after neighbourhood of Parkdale!! Built by custom builder Avacero developments, this home is full of thoughtful and functional designs with high quality finishes in every room. Start each day in your Gourmet kitchen with the impressive 16ft Quartz kitchen island, all white cabinetry and a swarm of natural sunlight from the dining room picture window and the large sliding balcony doors. Wide plank hardwood floors contrast the stainless steel appliances with a large fridge, wine/beverage fridge, built in microwave, 6 burner gas stove and built-in Oven that makes cooking convenient for any skill level. With custom wood beams, 10 ft ceilings, designer lighting, extra storage and pantry space it's easy to keep clean and organized for family dinners or entertaining guests. The open floor plan ties in the living room area with a fireplace to keep it cozy year round and connects to the private backyard for BBQ's or relaxing days in the sun. A custom open riser staircase takes you upstairs to the primary bedroom with a walk-in closet, oversized bedroom window and a spectacular 5pc ensuite including dual sinks and a walk-in steam shower! Two more large bedrooms and a 4pc bath with a complete laundry room round out this bright upper living space. The bottom level is fully finished with carpet and in-floor heating. The rec room includes a wet bar with fridge, a wine room with a custom built wine rack system from Blue Grouse wine cellars and is the perfect setting for movie nights with the family or hanging out with guests. The lower level also features a 3-piece bathroom and a fourth large bedroom with a walk-in closet. The private back yard provides access to the double detached garage with low-maintenance landscaping, a full deck and a remote controlled awning. Just a short walk to the Bow river and pathways, trendy

restaurants and minutes to the Foothills & Children's Hospital and Downtown Calgary this home is where lifestyle meets luxury. Call your favourite realtor now to view!