



**GRASSROOTS**  
REALTY GROUP

**587-777-7276**  
yuri@grassrootsrealtygroup.ca

**348 Superior Avenue SW**  
**Calgary, Alberta**

**MLS # A2216590**



**\$2,899,000**

<b>Division:</b>	Scarboro		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,130 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached, Heated Garage, Oversized		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Many Trees, Rectangular Lo		

**Heating:** Boiler, Forced Air

**Floors:** Ceramic Tile, Concrete, Hardwood

**Roof:** Asphalt Shingle

**Basement:** Finished, Full, Walk-Out To Grade

**Exterior:** Stone, Stucco

**Foundation:** Poured Concrete

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-CG

**Utilities:** -

**Features:** Bar, Beamed Ceilings, Bookcases, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Double Vanity, French Door, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Data, Wired for Sound

**Inclusions:** steam oven, beverage fridge in dining area and media room, dishwasher in dining area, dishwasher drawer in media room, radon mitigation system, outdoor BBQ, hot tub, fire table, security system hardware, TV wall mounts, garage shelving and storage cabinetry, AV EQUIPMENT TO INCLUDE: Da-Lite electric drop down wall screen, Epson projector, Paradigm Millenia speakers (on wall - left, center and right), Paradigm Millenia subwoofer, in-wall surround speakers, AV rack and power supply, Anthem AV receiver, 2 Sonos Connect amps for games room and dining room speakers, 1 Sonos Connect amp for media room, in ceiling speakers in games and dining room

Experience the height of refined living, perfectly tailored for both timeless elegance and everyday family comfort at 348 Superior Ave, a rare offering at a prestigious address in Calgary's coveted Scarboro community. This exquisite residence, spanning over 4,400 sq. ft., seamlessly blends Parisian Industrial design with impeccable craftsmanship, offering a lifestyle of unparalleled elegance and sophistication with functionality for the whole family. As you enter through the grand double arched wood doors, you are welcomed into a spacious foyer adorned with a breathtaking staircase and a striking chandelier, setting the tone for the opulence that follows. The expansive living room, featuring a custom Italian Baroque styled concrete fireplace surround, is perfect for both grand entertaining and intimate relaxation. It flows effortlessly into a large dining area, complete with a built-in buffet, bar sink, beverage fridge, and dishwasher, ideal for hosting lavish gatherings. The chef's kitchen is a culinary enthusiast's dream, equipped with top-of-the-line Wolf and SubZero appliances, a marble backsplash, a large island, and a generous walk-in pantry. Additional main floor highlights include a spacious home office with custom built-ins, a stylish powder room, and a large mudroom with exceptional storage so the entire family can tuck their outdoor gear away. The second floor is a sanctuary of luxury, featuring the primary suite with vaulted ceilings, wood beam accents, and stunning downtown views. The ensuite is a spa-inspired retreat with heated marble floors, a steam shower, freestanding tub, dual vanities, and a private water closet. Bedrooms 2 and 3 each have personal 2-piece baths, marble countertops and share a "Jack and Jill" tub/shower. A serene reading nook and a versatile loft space, perfect for a studio or additional bedroom,

complete the upper level. The walk-out lower level offers a perfect blend of relaxation and entertainment, with heated polished concrete floors, a decadent wine room, media room complete with a projection TV and wet bar, and a large recreation room featuring dual steel industrial sliding barn doors and walk-out access to the backyard. A fourth bedroom, full bathroom, and spacious laundry room with exceptional storage round out this level. Step outside to an outdoor oasis designed for ultimate enjoyment, featuring a built-in BBQ, outdoor dining area with louvered roof and overhead heaters, a conversation area with 60,000 BTU fire bowl, a 6-person hot tub, irrigation system, and excellent privacy. The oversized, heated double detached garage includes two EV charging outlets and extensive storage. Located just a short walk from Sunalta School and minutes from downtown, this extraordinary home offers the perfect blend of superior location and impeccable finishes, making it an ideal opportunity for individuals seeking the ultimate in luxury living.