



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

3528 3 Street NW
Calgary, Alberta

MLS # A2253012



\$988,000

Division:	Highland Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,984 sq.ft.	Age:	2018 (7 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, High Ceilings		

Inclusions: N/A

You'll love this gorgeous single family home, located in the desirable community of Highland Park close to all amenities such as parks, schools, downtown, shopping and more!! 9 ft ceilings on all 3 levels. Main floor highlights are a large gourmet kitchen with an over 10 feet island, wide plank engineered hardwood, and a gas fireplace offering amazing aesthetic value. On the second floor you will find a large master bedroom with a great size walk-in closet and a jaw dropping en-suite featuring heated floors! In addition you'll find two spacious bedrooms, 4 piece bath and a laundry room. Leading down to the basement you'll be greeted by a large rec room a custom walk-up bar, spacious bedroom with a huge closet and a bathroom that truly feels like a getaway you deserve! Spacious backyard, and a double detached garage makes the home ideal for any family. No detail is spared by the interior designers from high end tiles to custom cabinetry throughout. The home is located mere steps from schools and multiple transit options to downtown, airport, SAIT and the University. Do not miss out on this beautiful home.