



GRASSROOTS

REALTY GROUP

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**230 37 Street NW
Calgary, Alberta**

MLS # A2292096



\$1,599,900

Division:	Parkdale		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,532 sq.ft.	Age:	2015 (11 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Double Garage Detached, Garage Door Opener		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Low Maintenance Landscape, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Chandelier, Closet Organizers, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island		

Inclusions: None

A masterpiece of modern elegance and extremely efficient floor plan nestled in the heart of most sought after golden triangle. Within a five minutes commute to the U of C and major hospitals. Within a block from bow river pathways and bike path that could take you around the city. This stunning abode is a showcase of impeccable design and exceptional craftsmanship. The spacious 4000 square feet of living space, four and a half luxurious bathrooms, soaring high ceilings and multiple balconies enhance the pleasure of your family life. An expansive great room open to the gourmet kitchen and an enormous island add generous counter space finished in elegant granite finish add to convenience. The upper floor boasts a primary suite with huge closet room and very bright and enchanting ensuite featuring a freestanding soaker tub a spacious glass enclosed shower and a romantic west facing balcony. A two sided fireplace adds to the ambiance of this finely crafted retreat. The second bedroom also boasts an ensuite along with a third bedroom and a bath to this floor. A fully legal suite is ideal for extended family or as a mortgage helper. The in floor heating in this two bedroom private suite includes a huge living / dining room a functional kitchen and an ensuite bath along with a second bathroom. The numerous features include a central built in vacuum system, audio system spanning the home and extended security system and top of the line appliances package.