



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**2008 38 Avenue SW
Calgary, Alberta**

MLS # A2313197



\$2,398,000

Division:	Altadore		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,924 sq.ft.	Age:	2010 (16 yrs old)
Beds:	6	Baths:	4 full / 1 half
Garage:	Garage Door Opener, Side By Side, Triple Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Interior Lot, Landscaped, Level, Private, R		

Heating:	High Efficiency, In Floor, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Skylight(s), Walk-In Closet(s), Wet Bar

Inclusions: Wall cabinets in upper bedroom NW corner and lower bedroom NE corner. Barbecue & Beverage Cooler in outdoor living space, Pool Table with accessories, Wall of Record Albums if interested, Work Bench & Shelving/storage units in the garage.

WOW, what an incredible property!! If you have been searching for that truly special home that perfectly blends contemporary living with a touch of traditional flair, for those special dining experiences, then this home is an absolute must see. Lovingly cared for and thoroughly enjoyed by it's original owners for it's fantastic entertaining and special quiet spaces. As you enter this beautiful home you are instantly struck by the expansive walnut hardwood flooring throughout the main level, upper hallway and primary bedroom. The main floor features: a lovely entry, with a 2 storey high ceiling, providing you with a glimpse of what is to come; to your left is a spacious and naturally lit office space with sole access to a private south facing balcony; to the right is the living room with an abundance of natural light flooding the space while you enjoy a relaxing conversation; a huge dining space, open at both ends, to accommodate the largest of special gatherings; an awesome kitchen combining an abundance of cabinet & counter space to create a wonderful dining experience or become the center piece of any special entertaining experience; a very large family room open to the kitchen features a gas fireplace, an 85" viewing screen, on a powered 6 way adjustable mount, and double wide sliding doors providing access to the outdoor living space; a 2 piece powder room. The upper level features 4 bedrooms as well as the laundry room. The primary suite provides you with the feeling that you are at a luxury resort with copious amounts of natural light, direct access to a large secluded balcony, an awesome ensuite spa with heated flooring, double vanities, a large soaker tub, an oversized shower with steam, a skylight overhead and a walk-thru to the spacious walk-in closet with organizers and another skylight to help with color selections. The other 3 bedrooms on this level are all very

spacious with 2 of them sharing a "Jack & Jill" ensuite bathroom and the 3rd with its own 4 piece ensuite bathroom as well as a doorway to the secluded upper balcony. The lower level, with in-floor heating, is fully developed and is an entertainers delight. In addition to 2 additional bedrooms and a 3 piece bathroom there is a huge family room including a games area big enough for a pool table, a wet bar with a wine cooler, a wine cellar and an incredible Home Theater system. For those visual/audio files, the Home Theater with it's 130" screen, 4K JBL projector & Anamorphic stretch function and the sound system is fantastic - see more detail in the in home Brochure. The outdoor living space is the perfect place for a gathering of friends, from the double doors of the family to the large deck and onto the patio with it's pergola, built-in barbecue, lots of counter and cabinet space as well as a built-in beverage cooler, it is the perfect place for outdoor entertaining. A triple detached garage and only a 5 minute walk from the Marda Loop Shopping and Entertainment area make this a must see!!