



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

3728 5 Avenue SW
Calgary, Alberta

MLS # A2313753



\$1,400,000

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|------------------|--|---------------|------------------|
| Division: | Spruce Cliff | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,383 sq.ft. | Age: | 2022 (4 yrs old) |
| Beds: | 4 | Baths: | 4 full / 1 half |
| Garage: | 220 Volt Wiring, Alley Access, Garage Door Opener, Garage Faces Rear, Heated | | |
| Lot Size: | 0.09 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Corner Lot, Few Trees, Fruit Trees/Shrub(s), Landscaping | | |

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|--------------------|--------------------------------|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Brick, Stucco, Wood Frame | Zoning: | H-GO |
| Foundation: | Poured Concrete | Utilities: | - |

Features: Bar, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Steam Room, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar

Inclusions: Fridge, stove, microwave, dishwasher, second stove in butler's pantry, in-wall oven, drink fridge in basement, washer & dryer, all window coverings including one remote, 2 garage openers & 2 remotes, TV & wall mount in gym, air conditioner, garden shed, doorbell camera & 2 security cameras and keypad (unattached), garage heater, garage lift, decorative rock in backyard, remainder of new home warranty

Experience luxurious inner-city living. Completed in 2023, this exceptional custom-built 2-storey corner-lot residence seamlessly blends elevated design with everyday functionality, offering an abundance of natural light through oversized windows, mature landscaping, & an extraordinary heated triple garage that will immediately impress automotive enthusiasts & collectors alike. Featuring double-height ceilings, epoxy floors, 2 overhead doors, cold-water tap, two 220V hook-ups, & an INCLUDED CAR LIFT, this garage is truly in a class of its own. The fully fenced & landscaped backyard showcases a large entertaining deck w/ gas BBQ hook-up, cherry tree, blackcurrant & raspberry bushes, plus mature trees in front of the house. Inside, the attention to detail is evident throughout with 10' ceilings on the main & upper floors, 9' ceilings in the fully developed basement, 8' doors throughout, engineered hardwood flooring, A/C, & remaining home warranty coverage through 2033. The stunning chef's kitchen is anchored by an oversized quartz island & features premium stainless steel appliances including a 6-burner gas cooktop, convection wall oven, wall microwave, & recently replaced dishwasher (2025), while the adjacent butler's pantry elevates functionality with a second 6-burner gas stove, double sinks, quartz counters, & extensive storage shelving. The dining & living areas are designed for both upscale entertaining & comfortable living, centered around a dramatic gas fireplace with custom built-ins & surrounded by expansive windows. A sophisticated oversized powder room with designer wallpaper & quartz counters, along with a dedicated main-floor office & practical rear mudroom with built-in benches, hooks, & tile flooring, complete the main level. Upstairs, the luxurious primary retreat offers electric blinds with blackout shades behind,

dual walk-in closets with custom built-ins & one with dedicated make-up station with quartz counters, & spa-inspired ensuite featuring dual sinks, free-standing soaker tub & steam shower with body jets & bench seating. Two additional upper bedrooms each include walk-in closets, engineered hardwood flooring, & their own beautifully finished ensuites with quartz countertops & tile finishes. The upper laundry room is equally well-appointed with tile floors, cabinetry, & sink. The professionally finished basement delivers incredible additional living space with a stunning glass-enclosed gym complete with rubber flooring & full mirrored wall, an elegant wet bar with quartz counters, beverage fridge, & built-in shelving, a spacious recreation area with additional built-ins, a large bedroom with custom walk-in closet, & another beautifully finished full bathroom with tub/shower combo & quartz counters. Ideally located with quick access to downtown, major commuter routes, mountain getaways, shopping, & countless amenities, this remarkable luxury property offers an uncompromising lifestyle in an outstanding location.