



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**2032 52 Avenue SW
Calgary, Alberta**

MLS # A2314009



\$2,239,000

Division:	North Glenmore Park		
Type:	Residential/House		
Style:	3 (or more) Storey		
Size:	3,072 sq.ft.	Age:	2026 (0 yrs old)
Beds:	5	Baths:	5 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Rectangular Lot, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

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

Inclusions: Built-In Coffee System

**** Open House: June 13th 1-3pm and June 14th 1-3pm **** Welcome to this beautifully designed detached home in North Glenmore Park, offering three above-grade levels plus a fully finished basement. From the moment you step inside, you’ll appreciate the thoughtful layout, upscale finishes, and custom details throughout. The bright front dining room flows seamlessly through a butler’s pantry into the gourmet kitchen, complete with high-end JennAir appliances, a built-in coffee machine, a large quartz island, and exceptional storage. The inviting living room is perfect for everyday living and entertaining, while the functional mudroom features custom built-ins and a dedicated pet spa area. The second floor offers two spacious secondary bedrooms, each complete with their own walk-in closet and private ensuite. A charming reading nook with built-in storage adds additional functionality and character. The luxurious primary retreat features vaulted ceilings, a Juliette balcony, dual-sided fireplace, and separate his-and-hers walk-in closets. The spa-inspired ensuite includes a soaker tub, walk-in shower with built-in bench, undermount lighting, and in-floor heating. The third floor provides the perfect private retreat with an additional bedroom, ensuite, and access to a private balcony. Downstairs, the fully finished basement is designed for entertaining and relaxation with a gorgeous wet bar, built-in media centre, spacious living area, dedicated office space, and in-floor heating. Outside, enjoy the backyard space along with a double detached garage. Additional highlights include elegant Venetian plaster accents throughout the main floor and premium finishings throughout this exceptional home.