



**GRASSROOTS**  
REALTY GROUP

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**3028 3 Street SW  
Calgary, Alberta**

**MLS # A2315654**



**\$3,198,000**

<b>Division:</b>	Roxboro		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,358 sq.ft.	<b>Age:</b>	2009 (17 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached, Oversized		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Level, Rectangular Lot, Underground Sp		

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Built-in Features, Closet Organizers, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)

**Inclusions:** flame table, sprinkler system, Control4 home automation, theatre screen in "as is" condition

Fantastic one-owner luxury family home showcasing a lovely and sophisticated transitional style. 3rd Street is beautiful and tree-lined and this home is located on the quieter side away from 4th Street. Designed by Al McDowell and built new in 2009 with substantial customization. Approx 5 years ago, the exterior was renovated adding brick and architectural detail. At the same time the entire lot was professionally re-landscaped with mature trees, bushes, perennials, stonework, a rear aggregate patio with flame feature, built-in BBQ and artificial turf. The home offers an excellent family layout with over 5025 square feet of development, 5 bedrooms and 3 1/2 baths. A bright front porch leads into the home. Off the entry, a den-adult sitting area has a woodburning fireplace and diffused glass doors for privacy. A massive open-plan family room, casual dining space and kitchen spread across the rear of the home, overlooking the rear yard. The family room has a gas fireplace, wall-mounted TV and built-in storage. The casual dining nook has double doors out to the rear deck and yard. Gorgeous kitchen with modern shaker cabinetry including pantry storage, large island and professional-grade appliances including a "Subzero fridge/freezer, "gas stove with double ovens and Miele dishwasher. Bright south facing windows ensure great light quality. Host family and friends in the spacious formal dining room. The huge mud room-laundry room also has a broom closet and drying shelves. A discreet powder room and guest closet complete the main level. The upper level holds 4 bedrooms off a central hallway with trayed ceiling. The Primary suite features a vaulted ceiling, 2 walk-in closets and a renovated 5-piece ensuite with walk-in shower, soaking tub and separate water closet with venting window. The 3 secondary bedrooms are all generously

sized with double closets and custom bulletin boards. The house bath has separate vanities, a water closet and a sizable bathing area with walk-in shower and tub. Fully developed lower level with heated floors includes a generous multi-function recreation room, separate TV-media room (front and rear access to components), a spacious bedroom, full bath and a storage room. Oversized 24' x 24' double garage allows for family storage. A wonderful opportunity for the next lucky family&hellip;