



GRASSROOTS
REALTY GROUP

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3433 33A Avenue SE
Calgary, Alberta

MLS # A2338551



\$675,000

Division:	Dover		
Type:	Residential/House		
Style:	Bi-Level		
Size:	926 sq.ft.	Age:	1970 (56 yrs old)
Beds:	4	Baths:	2
Garage:	220 Volt Wiring, Concrete Driveway, Double Garage Detached, Garage Door		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Backs on to Park/Green Space, Landscaped, Lawn		

Heating:	High Efficiency, Forced Air, Humidity Control	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Silent Floor Joists, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Breakfast Bar, Closet Organizers, Crown Molding, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Recessed Lighting, Storage, Vinyl Windows		
Inclusions:	NA		

This is a BRAND NEW HOME, Never lived in.
home. This home has been lovingly built from the ground up on the very solid foundation.

Welcome to a very well built

The construction of this home exceeds, by far, the typical home construction standards in Calgary.

From the moment you walk through the Custom Oak front door of this exceptionally built home, you can feel the unsurpassed quality. Some features are 16 OC framing, R 30/35 closed cell spray in exterior wall insulation, R60 ceiling insulation, new windows, extensive custom oak cabinetry and woodwork throughout, site finished 3/4" Oak Hardwood flooring, custom oak closet organizers, 2 full baths, high efficient furnace, hot water tank, knock down stipple and more. The custom cabinetry boasts hidden storage spaces that only a true artisan would think of, and these little hidden surprises are located in lots of spaces around this little gem. Outside you have a large garage with a 10' garage door, a second garage door opening into the back yard, 220 wiring, furnace and work bench plus high ceilings. The front of this home faces a greenspace with mature trees, new walking path and lots of space for the kids to frolic. The neighbours are fantastic and friendly.

Come take a look and see the fantastic features this new home has to offer!