



GRASSROOTS
REALTY GROUP

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3743 36 Avenue SW
Calgary, Alberta

MLS # A2349666



\$2,398,800

Division:	Rutland Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	2,236 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Oversized, Triple Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Beamed Ceilings, Built-in Features, High Ceilings, Sauna		

Inclusions: N/A

Open House Saturday Oct 3, 11:30am-1:30pm ANOTHER CUSTOM BUILT HOME BY ALBERTA RENAISSANCE HOMES!! A BRAND NEW LUXURY BUNGALOW on a 55x120ft lot, in the QUIET DESIRABLE COMMUNITY OF RUTLAND PARK! Boasting a total living space of 4,328 SQFT, and built with QUALITY EUROPEAN WORKMANSHIP, this one of a kind property features a STUNNING MAIN LIVING AREA with SOARING 12ft CEILINGS THROUGHOUT with even higher vaulted areas! EXPANSIVE WINDOWS that provide an ABUNDANCE OF NATURAL LIGHT, creating a warm and sophisticated atmosphere. The gourmet kitchen is a true showpiece, complete with CUSTOM CABINETRY, HIGH-END MIELE APPLIANCE PACKAGE, A GENEROUS ISLAND, BEAUTIFULLY APPOINTED BUILT-INS, FIXTURES, and WAINSCOTING FEATURE WALLS. Consisting of a TOTAL 4 BEDROOMS, and 4.5 BATHROOMS, the spacious primary retreat offers a serene escape with a LUXURIOUS ENSUITE BATH, and a MASSIVE WALK-IN CLOSET that's fit for a movie star!. Additional bedrooms are thoughtfully positioned for privacy, while the open-concept living area creates a SEAMLESS INDOOR/OUTDOOR VIBE with the 300+SQFT MAINTENANCE-FREE COMPOSITE DECK for everyday living and entertaining. The HUMONGOUS BASEMENT is equipped with 9ft ceilings, IN-FLOOR HEATING THROUGHOUT THE ENTIRE LEVEL, 2 BEDROOMS, 2 BATHROOMS, A STEAM SHOWER, A CLASSIC WOOD SAUNA, A FANCY WET BAR, AN ELEGANT WINE CELLAR, and ALL THE OPEN LIVING SPACE YOU COULD POSSIBLY NEED! Other features include; Central A/C, HEATED FLOORS IN THE ENSUITE BATHROOMS, 8FT SOLID-CORE DOORS, STYLISH ENGINEERED HARDWOOD FLOORING, MAIN FLOOR LAUNDRY ROOM,

OVERSIZED TRIPLE GARAGE with APOXY FLOORING, FLOATING STAIRS WITH BUILT-IN LIGHTING, EXTREMELY SOLID ADEX EIFS GRAPHEX WOODPECKER RESISTANT COAT and STONE EXTERIOR, TANKLESS WATER HEATER, and a BUILT-IN CENTRAL VACUUM SYSTEM. Come check out this INCREDIBLY RARE OPPORTUNITY!