



THE
A-TEAM

**RE/MAX
FIRST**

3304 3 Street, Calgary T2K 0Z5

MLS®#: **A2131817**

Area: **Highland Park**

Listing Date: **09/16/24**

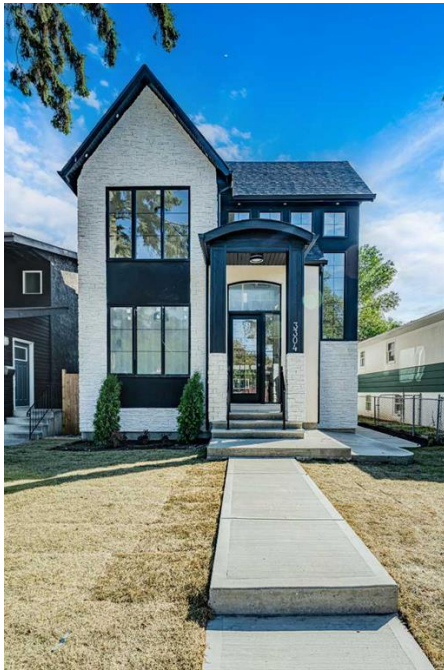
List Price: **\$1,450,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2024**

Lot Information

Lot Sz Ar: **4,208 sqft**
Lot Shape:

Access:

Lot Feat: **Rectangular Lot**
Park Feat: **See Remarks, Triple Garage Detached**

DOM

3

Layout

Beds: **5 (3 2)**
Baths: **4.5 (4 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **3**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Central**
Sewer:
Ext Feat: **BBQ gas line**

Construction: **Stone, Stucco, Wood Frame**
Flooring: **Laminate, Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Convection Oven, Dishwasher, Freezer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer, Wine Refrigerator**
Int Feat:
Utilities: **See Remarks**

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Upper	13`1" x 22`2"	Bedroom	Upper	12`1" x 13`4"
Bedroom	Upper	13`3" x 16`4"	Laundry	Upper	6`11" x 7`1"
Bedroom	Basement	9`11" x 18`1"	Bedroom	Basement	12`2" x 12`9"
Game Room	Basement	19`11" x 30`7"	Office	Main	11`0" x 9`6"
Kitchen	Main	11`2" x 20`3"	Pantry	Main	8`2" x 6`4"
Dining Room	Main	12`5" x 17`9"	Living Room	Main	15`1" x 13`10"
Mud Room	Main	8`1" x 6`10"	2pc Bathroom	Main	5`2" x 5`11"
3pc Ensuite bath	Upper	10`3" x 5`1"	4pc Ensuite bath	Upper	12`4" x 6`2"
5pc Ensuite bath	Upper	10`3" x 12`1"	4pc Bathroom	Basement	8`7" x 4`11"

Legal/Tax/Financial

Title:	Zoning:
Fee Simple	R-CG
Legal Desc:	3674S

Remarks

Pub Rmks: **Introducing an exquisite, newly built single-family home nestled in the heart of Calgary at 3304 3 Street NW. This contemporary masterpiece boasts ~2400 square feet of luxurious living space, thoughtfully designed for modern comfort and style. Built in 2024, this stunning residence features open to below entrance, three spacious bedrooms, each with its own attached bathroom for ultimate convenience and privacy. The master suite indulges with a lavish ensuite showcasing a double sink vanity and a free-floating tub, creating a serene oasis for relaxation. A complete laundry room adds convenience, featuring a sink, storage, and a granite-topped folding table over the washer and dryer. The main floor impresses with a dedicated office space adorned with a striking feature wall, while tall stair walls are adorned with tasteful wallpaper, adding a touch of elegance throughout. The gourmet kitchen is a chef's delight, featuring a large island with a waterfall quartz countertop, ample storage and a generous pantry with top-of-the-line appliances including a substantial fridge. Adjacent is a beautiful mudroom, perfect for keeping the home organized and clutter-free. Gather with loved ones in the inviting living room, complete with a cozy gas fireplace, ideal for creating warm ambiance on chilly evenings. Oversized windows, and patio doors that flood the space with natural light and offer seamless indoor-outdoor living. The basement offers additional living space with a separate side door entry, two bedrooms, and a full bathroom. Entertain in style with a spacious media room, complete with a convenient wet bar for refreshments. Parking is a breeze with a three-car garage, equipped with rough-in gas lines and a plug for electric car charging, additionally a street parking at the front of the house is available. This home truly offers the epitome of luxury living, combining style, functionality, and sustainability in one remarkable package. Don't miss the opportunity to make this dream home yours. Schedule a viewing today and experience the pinnacle of contemporary living in Calgary.**

Inclusions: **N/A**
 Property Listed By: **URBAN-REALTY.ca**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

