

7339 37 Avenue, Calgary T3B 1W7

MLS®#: **A2140295** Area: **Bowness** Listing Date: **06/12/24** List Price: **\$899,900**
 Status: **Active** County: **Calgary** Change: **-\$25k, 19-Jun** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2023**
Lot Information
 Lot Sz Ar: **3,046 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,040**
 Low Sqft:
 Ttl Sqft: **2,040**

DOM

16
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz: **2**

Access:
 Lot Feat: **Back Lane, Rectangular Lot**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air, Natural Gas**
 Sewer:
 Ext Feat: **None**

Construction: **Wood Frame**
 Flooring: **Tile, Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge, Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer**
 Int Feat: **Bar, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`6" x 5`1"	Kitchen	Main	17`9" x 18`7"
Living Room	Main	15`6" x 25`4"	Office	Main	9`4" x 10`4"
4pc Bathroom	Upper	6`4" x 7`10"	5pc Bathroom	Upper	8`0" x 13`6"
Bedroom	Upper	9`4" x 13`3"	Bedroom	Upper	11`2" x 12`7"
Laundry	Upper	5`1" x 7`8"	Bedroom - Primary	Upper	11`11" x 19`2"
Walk-In Closet	Upper	5`6" x 14`8"	4pc Bathroom	Basement	4`11" x 7`8"
Bedroom	Basement	8`5" x 12`2"	Game Room	Basement	14`6" x 26`4"

Furnace/Utility Room

Basement

5`9" x 9`11"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

2311453

Zoning:

R-C2

Remarks

Pub Rmks:

Welcome to this stunning new build nestled in the serene surroundings of Bowness! Conveniently located near schools, daycare, amenities, and Bowness Park, with easy access to Highway 1 for mountain adventures. This inviting, modern, open concept 4 bed/4 bath gem boast a luxury feel and natural light permeates ~2,700 square feet of living space. On the main floor, enjoy a sunlit front office with views of the nearby school. The dream kitchen dazzles with upgraded appliances, gas-range stove, elegant quartz countertops, and gorgeous lvp floors, complete with a cozy breakfast nook. A convenient side entry leads to a spacious mudroom with ample storage and a large pantry. The living room features a gas fireplace and expansive sliding doors, flooding the space with natural light. Raised 9-foot ceilings and 8-foot doors enhance the feeling of spaciousness throughout. Upstairs, the primary bedroom offers an oversized window, custom walk-in closet, and luxurious 5-piece ensuite. Two additional bedrooms share a well-appointed 4-piece bath, while the laundry room adds practicality with cabinetry and a sink. The lower level boasts a vast recreation area complete with fireplace, wet bar, fourth bedroom, and another full bath. Outside, maintenance-free James Hardie siding ensures durability with a landscaped and fenced back yard for the kids or animals to enjoy on the long summer nights and the home includes A/C! This one is a must see!

Inclusions:

Property Listed By:

n/a

eXp Realty

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











