



THE
A-TEAM

**RE/MAX
FIRST**

3320 BOULTON Road, Calgary T2L 1M3

MLS®#: **A2153745**

Area: **Brentwood**

Listing Date: **10/01/24**

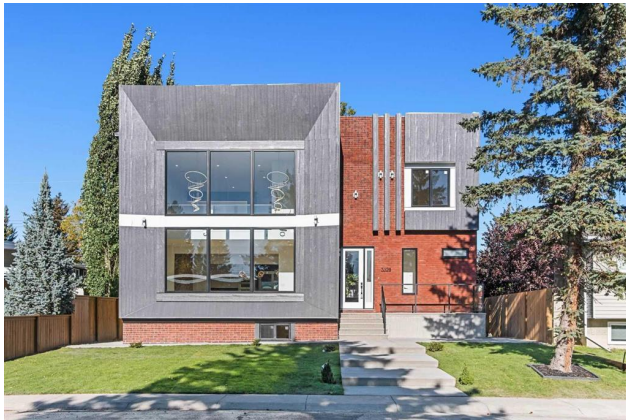
List Price: **\$1,849,900**

Status: **Active**

County: **Calgary**

Change: **-\$149k, 29-Oct**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **5,199 sqft**
Lot Shape:

Access:

Lot Feat: **Back Yard,Landscaped,Private**
Park Feat: **Double Garage Detached**

Finished Floor Area

Abv Sqft: **3,646**

Low Sqft:

Ttl Sqft: **3,646**

DOM

63

Layout

Beds: **7 (5 2)**

Baths: **5.5 (5 1)**

Style: **2 Storey**

Parking

Ttl Park: **2**

Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Entrance,Private Yard**

Construction:
See Remarks
Flooring:
Ceramic Tile,Vinyl Plank
Water Source:
Fnd/Bsmt:
Poured Concrete

Kitchen Appl: **Bar Fridge,Built-In Oven,Central Air Conditioner,Dishwasher,Electric Stove,Garage Control(s),Gas Stove,Range Hood,Refrigerator,Washer/Dryer**
Int Feat: **Breakfast Bar,Ceiling Fan(s),Closet Organizers,Dry Bar,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,See Remarks,Separate Entrance,Storage,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	23`8" x 13`5"
Living Room	Main	23`2" x 16`6"
2pc Bathroom	Main	
3pc Ensuite bath	Main	
Bedroom - Primary	Upper	16`8" x 16`0"
Bedroom	Upper	12`3" x 11`11"

Room	Level	Dimensions
Dining Room	Main	18`10" x 11`10"
Family Room	Main	19`7" x 18`8"
Bedroom	Main	12`8" x 11`5"
Mud Room	Main	12`8" x 4`10"
5pc Ensuite bath	Upper	
4pc Bathroom	Upper	

Bedroom	Upper	17`7" x 17`2"	3pc Ensuite bath	Upper	
Bedroom	Upper	13`5" x 10`0"	Bonus Room	Upper	24`5" x 15`5"
Game Room	Basement	29`8" x 19`2"	Kitchen	Basement	17`9" x 10`6"
Family Room	Basement	17`9" x 10`2"	Bedroom	Basement	13`4" x 11`1"
Bedroom	Basement	11`6" x 11`0"	3pc Bathroom	Basement	

Legal/Tax/Financial

Title: Zoning:
Fee Simple **R-C1**
 Legal Desc: **734JK**

Remarks

Pub Rmks: **.BRAND NEW LUXURY HOME IN THE HEART OF BRENTWOOD | CONTEMPORARY MODERN DESIGN | LEGAL BASEMENT SUITE | Welcome to 3320 Boulton Road.NW in BRENTWOOD. This home has been meticulously built as a primary home for its builder-owner, with no expenses spared. This home boasts 7 bedrooms and 5.5 bathrooms across >3,640 sqft above grade PLUS a legal basement suite with private, separate entrance ! The contemporary exterior design has been thoughtfully finished with brick and Hardie board, fully landscaped with accent exterior lighting to illustrate its features. Upon entry, you're greeted with 19 feet ceilings on the main floor living room with open-to-below style second storey (rare in the neighborhood). The grand living room is framed by a custom gas fireplace with stone façade, next to the gourmet kitchen. About 10 feet long, the kitchen island showcases quartz waterfall countertops as the perfect meeting place for guests and family while entertaining. Top high end appliances included here. A dining nook is next to the kitchen with custom wall panels, with a dry-bar on the opposite end as a display for your favourite items. Through a private door, you'll find the back entry and mudroom. Down the hall on the main floor, there is a bedroom / office option and 1-3 pce Ensuite bathroom (great for multigenerational families) & 1-2 pce bathroom. Upstairs you'll find an open bonus room (open to below), cased with glass railing panels, adjacent to the laundry room. There are two primary bedrooms with their own luxury ensuites, and top-of line lavatories installed throughout the whole home. Floor-to-ceiling ceramic tiles and in-floor heating in the ensuites bring the spa home. The basement is developed, 9 ft high ceiling , with the LEGAL SUITE (with a private , separate walk-up-to-grade entry with outside covered) which features two bedrooms and one full bath, Full sized washer and dryer. The kitchen features shaker-style cabinetry and full appliance set - amazing mortgage helper . The remaining half of the basement has been roughed-in plumbing for personal use space to your contentment! Three furnaces run the home, one for each floor! The backyard features two single-car garages for City of Calgary compliance for having a legal suite, and a lawn to complete the yard. The location of the property cannot be understated - just a short walk to the Brentwood LRT station, Brentwood Village Shops, Northland shopping complex, and K-12 schools. University of Calgary is only a 5-10 min drive away, and 2 mins to hop onto Crowchild for convenience (without the noise since you're a few streets away). An outstanding property, amazing value for the location, build quality and lifestyle! BOOK YOUR PRIVATE SHOWING TODAY!**

Inclusions: **N/A**
 Property Listed By: **RE/MAX Real Estate (Mountain View)**

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



