



THE
A-TEAM

**RE/MAX
FIRST**

3320 BOULTON Road, Calgary T2L1M3

MLS®#: **A2191122** Area: **Brentwood** Listing **01/29/25** List Price: **\$1,849,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1962**
Lot Information
 Lot Sz Ar: **5,198 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **3,630**
 Low Sqft:
 Ttl Sqft: **3,630**

DOM

4
Layout
 Beds: **7 (5 2)**
 Baths: **5.5 (5 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Rectangular Lot**
 Park Feat: **Alley Access,Double Garage Detached,Garage Door Opener,Garage Faces Rear**

Utilities and Features

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

Construction:
See Remarks
 Flooring:
Hardwood,Tile
 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: **Bar,Bidet**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	7`0" x 12`9"	2pc Bathroom	Main	7`0" x 4`8"
Bedroom	Main	11`6" x 12`9"	3pc Ensuite bath	Main	8`2" x 4`11"
Living Room	Main	16`6" x 23`2"	Dining Room	Main	18`0" x 19`8"
Kitchen With Eating Area	Main	13`6" x 12`11"	Breakfast Nook	Main	18`11" x 11`10"
Mud Room	Main	12`8" x 4`11"	Bonus Room	Second	19`4" x 15`4"
Laundry	Second	7`1" x 7`6"	Bedroom - Primary	Second	16`0" x 14`7"
Walk-In Closet	Second	4`8" x 10`9"	5pc Ensuite bath	Second	16`0" x 8`0"

Bedroom	Second	12`4" x 17`3"	Walk-In Closet	Second	4`11" x 5`2"
3pc Ensuite bath	Second	4`11" x 7`11"	Bedroom	Second	10`0" x 11`0"
Bedroom	Second	9`10" x 12`0"	4pc Bathroom	Second	8`10" x 4`11"
Flex Space	Basement	19`1" x 39`8"	Mud Room	Basement	3`7" x 17`1"
Furnace/Utility Room	Basement	7`6" x 12`8"	Kitchenette	Basement	10`7" x 16`4"
Laundry	Basement	5`11" x 3`3"	Flex Space	Basement	17`10" x 10`3"
Bedroom	Basement	11`0" x 11`1"	Bedroom	Basement	9`2" x 11`1"
3pc Bathroom	Basement	7`2" x 7`3"			

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **734JK**

Zoning: **R-CG**

Remarks

Pub Rmks: **Luxury Living in Brentwood - Calgary's Premier Community! Welcome to Introducing 3320 Boulton Road NW - a beautifully crafted, brand new home nestled in the desirable Brentwood community. Designed as the personal residence of the builder-owner, no detail has been overlooked in this exquisite 7-bedroom, 5.5-bathroom home that spans over 3,630 sqft of upscale living space. Additionally, the home features a legal basement suite with its own private entrance, ideal for extra income or family living. The exterior of this home is a perfect blend of modern design, showcasing a striking combination of brick and Hardie board, complemented by thoughtful landscaping and architectural lighting. Step inside, and you're welcomed by a spacious living room with impressive 19-foot ceilings, creating an open and airy ambiance. A custom gas fireplace with a stone surround adds a touch of elegance, while the chef-inspired kitchen, complete with a 10-foot island and quartz waterfall countertops, is an entertainer's dream. High-end appliances and a dining nook with unique wall paneling and a dry bar elevate the space. A private hallway leads to a versatile bedroom/office with its own ensuite, ideal for multigenerational living, along with a convenient 2-piece powder room on the main floor. Upstairs, a bright bonus room with glass railings offers a flexible space, while the second floor features two luxurious primary suites, each with stunning ensuites that include floor-to-ceiling tiles and in-floor heating for a spa-like experience. The fully developed basement, with 9-foot ceilings, includes a legal suite with its own separate walk-up entrance. This suite features two bedrooms, a full bathroom, and a kitchen with shaker-style cabinetry and modern appliances - a fantastic mortgage helper! The remaining basement area is roughed-in for plumbing, offering endless opportunities for customization. The home is equipped with three furnaces, ensuring optimal heating on all three levels. Outside, the backyard features two single-car garages, meeting Calgary's requirements for a legal suite, plus a lush lawn perfect for relaxation. Located just steps from the Brentwood LRT station, Brentwood Village, Northland shopping center, and top-rated schools, this home offers unparalleled convenience. The University of Calgary is only a 5-10 minute drive, and Crowchild Trail is easily accessible for quick commutes. This is an exceptional opportunity to own a premium property in a prime location. Schedule your private showing today!**

Inclusions: **N/A**
 Property Listed By: **Royal LePage METRO**

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











