

**2014 32 Avenue SW  
Calgary, Alberta**

**MLS # A2264951**



**\$1,999,900**

|                  |                                                                      |               |                   |
|------------------|----------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | South Calgary                                                        |               |                   |
| <b>Type:</b>     | Residential/House                                                    |               |                   |
| <b>Style:</b>    | 3 (or more) Storey                                                   |               |                   |
| <b>Size:</b>     | 3,206 sq.ft.                                                         | <b>Age:</b>   | 2013 (12 yrs old) |
| <b>Beds:</b>     | 4                                                                    | <b>Baths:</b> | 3 full / 2 half   |
| <b>Garage:</b>   | Heated Garage, Triple Garage Detached                                |               |                   |
| <b>Lot Size:</b> | 0.11 Acre                                                            |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot, Views |               |                   |

|                    |                                      |                   |      |
|--------------------|--------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air                           | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Hardwood, Tile                       | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | See Remarks                          | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full                       | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Composite Siding, Stucco, Wood Frame | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                      | <b>Utilities:</b> | -    |

**Features:** Breakfast Bar, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Walk-In Closet(s), Wet Bar, Wired for Sound

**Inclusions:** Second dishwasher, second A/C unit, audio visual cabinet (and appropriate boxes), built-in glass rinser, Ring doorbells & camera, coded door locks, steam shower unit, digital shower thermostat, second garage door opener & second control, built-in BBQ & smoker, garage heating unit, built-in natural gas patio heater, loft patio awning, all TV mounts, ceiling storage in garage, security system (door, window, motion, smoke detectors).

Step into a home where elegance meets comfort in sought-after South Calgary. This stunning estate residence situated on a 1/2 acre lot spans over 4400 sq ft across 4 thoughtfully designed levels, offering 3+1 bedrooms, 3 full baths & 2 half-baths. Every corner has been meticulously crafted to create a living space that is both luxurious & inviting, blending modern style with practical functionality. The main level immediately impresses with soaring ceilings & abundant natural light, creating a bright, open atmosphere. The living room is a true centerpiece, anchored by a striking feature fireplace & refined finishes that add warmth & character. The chef-inspired kitchen complements this space beautifully, with quartz countertops, a generous central island perfect for meal prep or casual dining & high-end appliances designed to make entertaining effortless. The dining & family areas flow seamlessly from the kitchen, offering a natural setting for both everyday living and gatherings. A private office with elegant built-ins is tucked away just off the foyer - the perfect work from home space. Upstairs, the primary suite is a private retreat featuring generous proportions, a private balcony, cozy sitting area, huge walk-in closet & spa-like ensuite, create a peaceful atmosphere perfect for rest & relaxation. Additional bedrooms are spacious & thoughtfully designed, offering ample closet space, and flexible layouts that suit family life. Completing the second level is a 4 piece bath. The third level hosts a large family/media room, convenient laundry room with sink & storage plus a 2 piece powder room. There is also access to a rooftop patio, affording exceptional year round outdoor living. The fully finished basement adds versatility with a large game room & wet bar - perfect for game or movie night. An exercise room, fourth bedroom & 4 piece bath are the finishing

touches to the basement. The private backyard features a patio with built-in BBQ & smoker, natural gas patio heater & additional deck with pergola - an ideal setting to entertain or unwind. This home is equipped with advanced smart technology, including Ring doorbells & cameras, coded door locks & a security system providing convenience, safety & peace of mind. A heated triple detached garage with ceiling storage offers ample room for vehicles & equipment, combining practicality with luxury. Located in a vibrant community with parks, top-rated schools, shopping, dining & recreational amenities nearby, this home offers a lifestyle of convenience & sophistication. From architectural details to premium finishes, every aspect has been thoughtfully executed to deliver an exceptional living experience. This residence represents a rare opportunity to own a meticulously crafted home in one of Calgary's most desirable neighborhoods. With its combination of elegant design, functional layout & luxurious features, it truly embodies the best in modern living.