

\$1,169,900 - 2119 32 Avenue Sw, Calgary

MLS® #A2087712

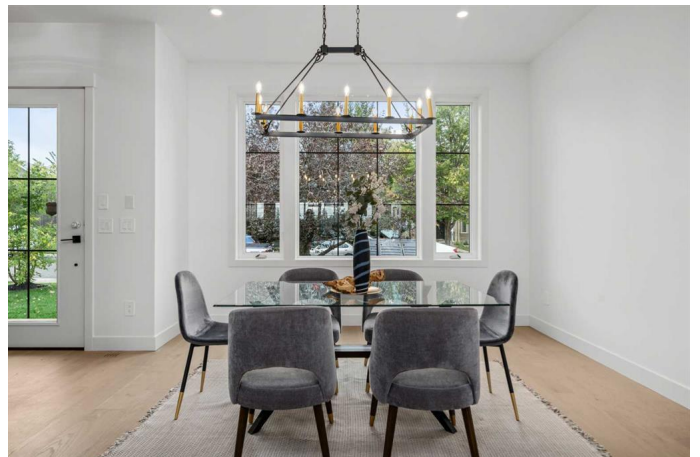
\$1,169,900

4 Bedroom, 4.00 Bathroom, 1,901 sqft

Residential on 0.07 Acres

Richmond, Calgary, Alberta

BRAND NEW, meticulously crafted home built by industry leader Willow Haven Designer Homes. Perfectly combining beauty with function as well as the added benefits of a FINISHED WALK-UP BASEMENT and a sunny SOUTH-FACING BACKYARD. Seemingly endless upgrades include HARDWOOD FLOORING, modern lighting fixtures, designer details, and abundant NATURAL LIGHT. The dining room provides a casually elegant space for everyone to gather over a delicious meal. Culinary adventures are inspired in the gorgeous kitchen featuring HIGH-END APPLIANCES INCLUDING AN OVERSIZED FRIDGE AND A 6-BURNER GAS STOVE, full-height extended cabinetry and a massive island with loads of seating. The same balance of style and comfort is continued into the living room which expands the full width of the home and invites relaxation in front of the GAS FIREPLACE with CUSTOM BUILT-INS. OVERSIZED PATIO DOORS lead to the rear yard and back deck promoting an easy indoor/outdoor lifestyle. The front foyer is equipped with a bench and closet to hide away seasonal clutter and the powder room is gorgeously styled with CHIC WALLPAPER to impress your guests. The hardwood floors are continued on the stairs, upper hallway and into the primary bedroom. GRAND 10'™ CEILINGS and EXTRA WINDOWS adorn the owner's™ retreat boasting a large WALK-IN CLOSET and a LUXURIOUS ENSUITE WITH IN-FLOOR



HEATING, A FREE-STANDING TUB, A LARGE SHOWER AND DUAL VANITIES. 1 of the additional 2 bedrooms on this level also has a walk-in closet and both share the 4-piece bathroom. Laundry with QUARTZ COUNTERTOPS, storage and a sink is also conveniently located on this level. Gather in the huge rec room in the finished walk-up basement for movies and games then grab a snack or refill your drink at the WET BAR. Hardwood flooring with rough-in for hydronic in-floor heat adds to your comfort. A 4th bedroom with a walk-in closet, another full bathroom and loads of storage completes this level. A CONVENIENT SEPARATE ENTRANCE WALKS UP to the PRIVATE BELOW GRADE PATIO or convene on the expansive VINYL DECK and enjoy barbeques and time spent soaking up the sunny south exposure. All privately nestled behind the DOUBLE DETACHED GARAGE. This PHENOMENAL LOCATION is right in the midst of the action, surrounded by numerous dining and shopping options throughout trendy Marda Loop and is just down the street from the outdoor pool, tennis courts and outdoor rink. A 20 minute stroll finds you emersed in nature at the River Park or the Sandy Beach Park along the Elbow River.

Built in 2023

Essential Information

MLS® #	A2087712
Price	\$1,169,900
Sold Price	\$1,145,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,901
Acres	0.07

Year Built	2023
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	2119 32 Avenue Sw
Subdivision	Richmond
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 1W9

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Paved

Interior

Interior Features	Built-in Features, Chandelier, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Skylight(s), Soaking Tub, Storage, Walk-In Closet(s), Wet Bar
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer
Heating	In Floor, Electric, In Floor Roughed-In, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Walk-Out

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Paved, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	October 18th, 2023
Date Sold	October 31st, 2023
Days on Market	13
Zoning	R-2
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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