

\$1,300,000 - 3422 Exshaw Road Nw, Calgary

MLS® #A2122832

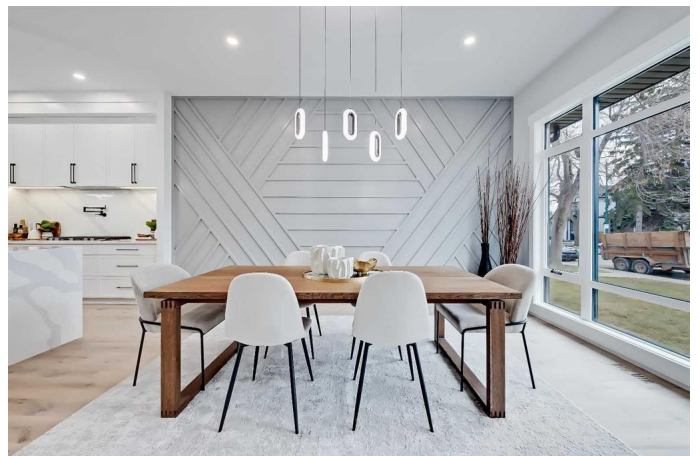
\$1,300,000

4 Bedroom, 5.00 Bathroom, 2,121 sqft

Residential on 0.07 Acres

Banff Trail, Calgary, Alberta

A true reflection of what a modern, luxury infill should be! This MOVE-IN READY 2-storey DETACHED infill in BANFF TRAIL is awaiting your family to call it home. This stunning home provides over 2,960 sq ft of total finished living space, three bedrooms above grade, a fully developed basement w/ bar area, and luxury upgrades & finishes throughout. The open-concept main floor features 10-FT CEILINGS large exterior windows, and wide-plank engineered hardwood flooring. The spacious kitchen sits at the center of the bright main level, drawing in the eye with quartz countertops, stunning custom cabinetry with soft-close hardware, and a full-height QUARTZ backsplash with luxurious POT FILLER. The oversized central island gives you lots of extra space for day-to-day prep and features waterfall edges, ample bar seating, a wine fridge, & a dual basin under-mounted black silgranit sink, while the built-in pantry offers tons of storage. And to top it all off, this upscale kitchen comes with a premium stainless steel appliance package: a 6-burner gas cooktop, built-in hood fan, French door refrigerator, built-in wall oven & microwave, & dishwasher. The dining room overlooks the sunny South-facing yard & offers a stunning light grey feature wall. The living room continues the grand feeling of this spectacular home, with an inset gas fireplace with stone surround with custom built-ins on either side and an incredible 4-panel double sliding glass door bringing you onto the back deck! The



living space continues with a side mudroom with a built-in closet, a large front foyer with a built-in closet, plus an elegant 2-pc powder room. Modern Glass Railing & OPEN RISER stairs lead to the upper floor where you'll find two secondary bedrooms – one with a WALKTHROUGH CLOSET to the private 3-PC ENSUITE, the other w/ a walk-in closet & access to the main 4-pc bath – and a large laundry room with quartz countertop, upper cabinetry, & laundry sink. The primary suite features soaring vaulted ceilings w/WOOD BEAM , South-facing windows, and an expansive walk-in closet with custom millwork & window. The spa-inspired ensuite is elegantly finished with heated tile floors, an oversized dual vanity, a stand-alone soaker tub, & a large walk-in shower with a b/l bench & STEAM . Downstairs, the lower level is fully developed with a large rec room & upgraded bar area featuring quartz counter, custom cabinetry, a beverage fridge, & a bar sink. The 3-pc bathroom has a quartz counter and a fully-tiled shower, easily accessible from the guest bedroom. Banff Trail is an up-and-coming infill community with a good mix of nature and culture. With various amenities nearby & proximity to downtown, Banff Trail LRT Station, & Crowchild Trail, everyday shopping and trips to the store are convenient and easy. Your home is also within walking distance to William Aberhart High School, Banff Trail School, West Confederation Park, the University of Calgary, McMahon Stadium, and more – ideal for your active, social family.

Built in 2024

Essential Information

MLS® #	A2122832
Price	\$1,300,000
Sold Price	\$1,285,000

Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,121
Acres	0.07
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	3422 Exshaw Road Nw
Subdivision	Banff Trail
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 4G2

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Built-in Features, High Ceilings, No Animal Home, No Smoking Home, Quartz Counters, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar
Appliances	Built-In Oven, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Wine Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Cement Fiber Board, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 15th, 2024
Date Sold	April 28th, 2024
Days on Market	13
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX House of Real Estate
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