

4715 32 Avenue SW  
Calgary, Alberta

MLS # A2309438



## \$1,450,000

<b>Division:</b>	Glenbrook		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,638 sq.ft.	<b>Age:</b>	2018 (8 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached, Garage Door Opener, Oversized		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Interior Lot, Lawn, Level, Private, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Concrete	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	Central Vac (no attachments); Outside TV + Bracket		

In a community known for its classic mid-century bungalows, this custom York Avenue Homes bungalow stands apart. Constructed entirely NEW in 2018 on a brand new foundation, this property provides the perfect balance of a mature, established inner-city neighbourhood with the contemporary design, function, and quality of a new custom build. Wide plank white oak engineered hardwood, 9' ceilings, expansive windows, and thoughtful architectural details create a home that feels refined and luxurious. With over 3,100 sq ft of developed living space, the home offers exceptional space while still feeling warm and connected. The main living space is elevated by 9' ceilings, expansive windows, and a raised shiplap ceiling detail that adds texture and architectural interest. The kitchen is the centrepiece, flooded with south light and overlooks the beautiful backyard space. It features a 6-burner gas cooktop, wall oven, large island, quartz counters, open shelving, and gorgeous bronze hardware that immediately catches your eye. A full walk-in pantry, additional kitchen storage, and a butler's pantry with wine fridge keep everything beautiful, organized, and functional. Whether it's a quiet weekday dinner or a house full of guests, this kitchen makes hosting feel effortless. The living room is anchored by a floor-to-ceiling herringbone tile fireplace with an oak mantle and full-width bench hearth. It gives the room warmth, presence, and a natural place to gather. The layout of the living, dining, and kitchen areas creates natural flow while still offering distinct, defined spaces. The home office is wrapped in corner windows and filled with natural light. It's the kind of space that makes working from home easy and accessible. The primary suite is calm and quietly luxurious, with a walk-in closet, freestanding soaking tub,

dual sinks, in-floor heat, and a generous glass-enclosed tile shower. Downstairs, the lower level refuses to feel like a basement. ' ceilings, a large recreation room with space for multiple seating areas, a home gym, three generous bedrooms, a full bathroom with quartz counters and in-floor heat, as well as a beautifully finished laundry room. Guests, older children, extended family, hobbies, movie nights - it handles all of it with ease. Outside, the south-facing backyard has been designed for living. Morning coffee on the deck. Dinner outside with friends. A quiet soak in the hot tub under the pergola. Long summer nights around the firepit. With a composite deck off the dining room, a private hot tub area, and a paving stone firepit space, the yard offers separate places to gather, unwind, and enjoy the best parts of Calgary's outdoor season. This is a rare opportunity to enjoy the character and convenience of an established inner-city community without compromising on quality, design, or luxury. Book your private showing and experience what makes this home so special.