

3731 37 Street NW  
Calgary, Alberta

MLS # A2316411



## \$2,380,000

<b>Division:</b>	Varsity		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,263 sq.ft.	<b>Age:</b>	2017 (9 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Aggregate, Double Garage Attached, Oversized		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Back Yard, Dog Run Fenced In, Few Trees, Front Yard, Fruit Trees/Shrub(s),		

<b>Heating:</b>	High Efficiency, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding, Concrete, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Quartz Counters, Recessed Lighting, Separate Entrance, Soaking Tub, Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

**Inclusions:** All appliances in the carriage suite, radon mitigation system, alarm system (ADT by Telus - monthly contract), 2 exterior hardwired dome cameras, LED perimeter lights in basement, all black wire fencing, 2 original doorbells.

Welcome to this custom-built family home in Varsity, one of Calgary's most exclusive NW neighbourhoods, offering the rare combination of prestige, privacy, and convenience. This remarkable residence was created with purpose from the very beginning, starting with the careful selection of a premium lot. Thoughtful planning went into designing building plans that perfectly accommodate an active modern family while also welcoming aging parents comfortably for years to come. From the moment you set eyes on the property, you'll appreciate the modern colonial revival design with contemporary touches. Notice the extensive millwork and high-end, quality finishes throughout. Every detail - down to the operating systems, appliances, plumbing, lighting, and the components that matter most, has been carefully chosen for a timeless look and long-lasting performance, resulting in a home built not just to impress, but to endure. At the heart of the home is an open-concept chef's kitchen designed for everyday living and entertaining. It features an oversized quartz island, abundant full-height cabinetry, a premium Bertazzoni refrigerator, a six-burner gas stove, and dining space for the whole crew. Enjoy the view from the formal living room, or step outside to the maintenance-free deck and lovely yard. Just off the kitchen, you'll find a home office positioned for focus and efficiency, ideal for keeping your household running smoothly and organized. Up the grand staircase, explore the outdoor patio and three well-appointed bedrooms. Two bedrooms share an adjoining bath, while the primary suite offers a true retreat with a spa-inspired 5-piece ensuite featuring dual sinks, a freestanding soaking tub, a separate glass shower, and a walk-in closet with custom built-ins. The lower level is thoughtfully designed with children in mind, offering a spacious

recreational area that's easy to reconfigure as a bedroom when needed. It also includes a dedicated sports court, ideal for year-round training and play, with the flexibility to transform the space into a stylish theatre room. Above the garage, the luxurious legal carriage suite provides exceptional versatility for extended family, guests, or generating rental income, without sacrificing privacy or lifestyle. Enjoy the ease of walking distance to the University of Calgary, along with a prime location close to parks, pathways, restaurants, shopping, and some of the best schools in the city. View this home today, because special family residences like this are meant to be experienced in person to truly appreciate the space and lifestyle they offer.