# \$1,799,900 - 3320 Boulton Road Nw, Calgary

MLS® #A2210824

### \$1,799,900

7 Bedroom, 6.00 Bathroom, 3,630 sqft Residential on 0.01 Acres

Brentwood, Calgary, Alberta

Luxury Living in Brentwood – Calgary's Premier Community!

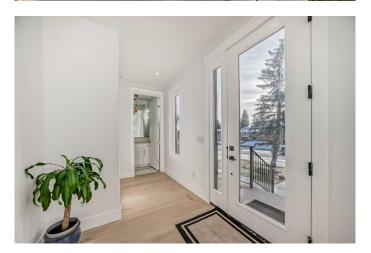
Welcome to Introducing 3320 Boulton Road NW â€" a beautifully crafted, brand new home nestled in the desirable Brentwood community. Designed as the personal residence of the builder-owner, no detail has been overlooked in this exquisite 7-bedroom, 5.5-bathroom home that spans over 3,630 sqft of upscale living space. Additionally, the home features a legal basement suite with its own private entrance, ideal for extra income or family living.

The exterior of this home is a perfect blend of modern design, showcasing a striking combination of brick and Hardie board, complemented by thoughtful landscaping and architectural lighting. Step inside, and you're welcomed by a spacious living room with impressive 19-foot ceilings, creating an open and airy ambiance. A custom gas fireplace with a stone surround adds a touch of elegance, while the chef-inspired kitchen, complete with a 10-foot island and quartz waterfall countertops, is an entertainer's dream. High-end appliances and a dining nook with unique wall paneling and a dry bar elevate the space.

A private hallway leads to a versatile bedroom/office with its own ensuite, ideal for multigenerational living, along with a







convenient 2-piece powder room on the main floor. Upstairs, a bright bonus room with glass railings offers a flexible space, while the second floor features two luxurious primary suites, each with stunning ensuites that include floor-to-ceiling tiles and in-floor heating for a spa-like experience.

The fully developed basement, with 9-foot ceilings, includes a legal suite with its own separate walk-up entrance. This suite features two bedrooms, a full bathroom, and a kitchen with shaker-style cabinetry and modern appliances – a fantastic mortgage helper! The remaining basement area is roughed-in for plumbing, offering endless opportunities for customization.

The home is equipped with three furnaces, ensuring optimal heating on all three levels. Outside, the backyard features two single-car garages, meeting Calgary's requirements for a legal suite, plus a lush lawn perfect for relaxation.

Located just steps from the Brentwood LRT station, Brentwood Village, Northland shopping center, and top-rated schools, this home offers unparalleled convenience. The University of Calgary is only a 5-10 minute drive, and Crowchild Trail is easily accessible for quick commutes.

This is an exceptional opportunity to own a premium property in a prime location.

Schedule your private showing today!

Built in 1962

#### **Essential Information**

MLS® # A2210824

Price \$1,799,900

Bedrooms 7

Bathrooms 6.00 Full Baths 5

Half Baths 1

Square Footage 3,630 Acres 0.01 Year Built 1962

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

## **Community Information**

Address 3320 Boulton Road Nw

Subdivision Brentwood
City Calgary
County Calgary
Province Alberta
Postal Code T2L1M3

#### **Amenities**

Parking Spaces 2

Parking Alley Access, Double Garage Detached, Garage Door Opener, Garage

Faces Rear

# of Garages 2

#### Interior

Interior Features Bar, Bidet

Appliances Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Electric

Stove, Garage Control(s), Gas Stove, Range Hood, Refrigerator,

Washer/Dryer

Heating Forced Air Cooling Central Air

Fireplace Yes # of Fireplaces 1

Fireplaces Family Room, Gas

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Private Entrance, Private Yard

Lot Description Back Lane, Back Yard, Rectangular Lot

Roof Asphalt Shingle Construction See Remarks

Foundation Poured Concrete

#### **Additional Information**

Date Listed April 10th, 2025

Days on Market 9

Zoning R-CG

# **Listing Details**

Listing Office Royal LePage METRO

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