

\$1,849,900 - 3320 Boulton Road Nw, Calgary

MLS® #A2191122

\$1,849,900

7 Bedroom, 6.00 Bathroom, 3,630 sqft

Residential on 0.12 Acres

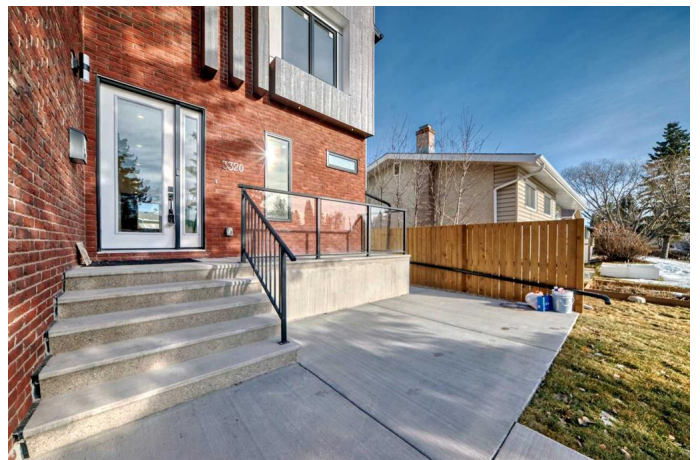
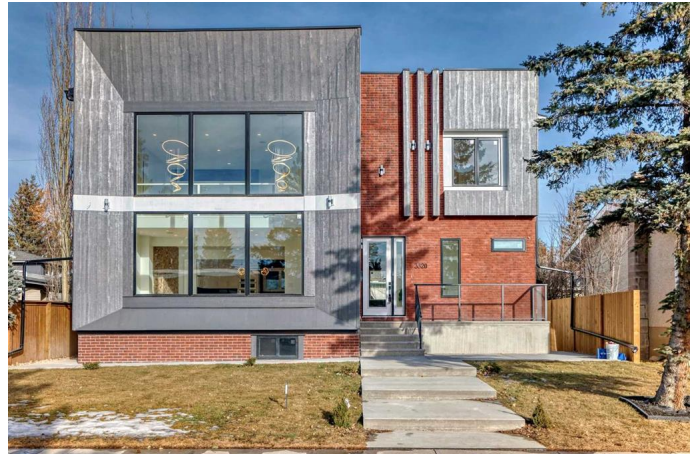
Brentwood, Calgary, Alberta

Luxury Living in Brentwood â€“ Calgaryâ€™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 youâ€™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 entertainerâ€™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® #	A2191122
Price	\$1,849,900
Bedrooms	7

Bathrooms	6.00
Full Baths	5
Half Baths	1
Square Footage	3,630
Acres	0.12
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	January 29th, 2025
Days on Market	54
Zoning	R-CG

Listing Details

Listing Office	Royal LePage METRO
----------------	--------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.