

# \$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

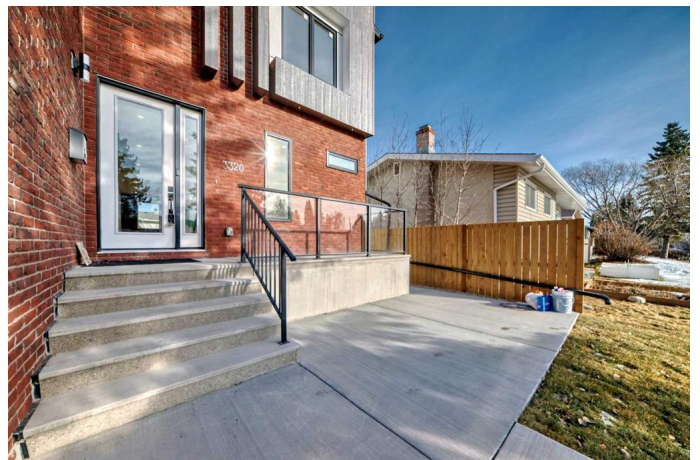
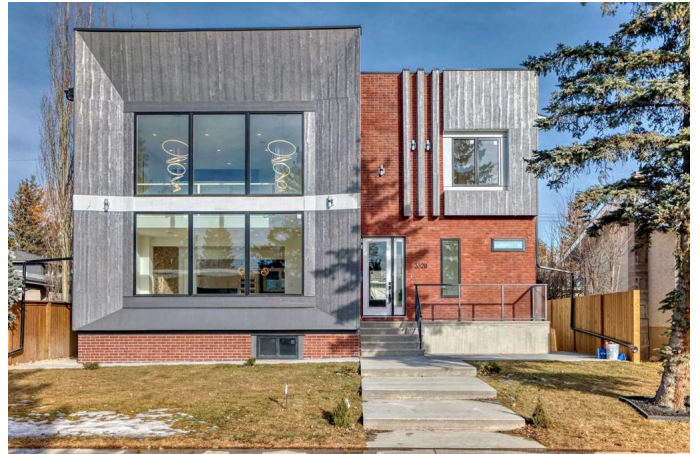
Brentwood, Calgary, Alberta

Luxury Living in Brentwood 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® #	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	4
Zoning	R-CG

### **Listing Details**

Listing Office	Royal LePage METRO
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