

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

MLS® #A2210824

**\$1,799,900**

7 Bedroom, 6.00 Bathroom, 3,630 sqft

Residential on 0.12 Acres

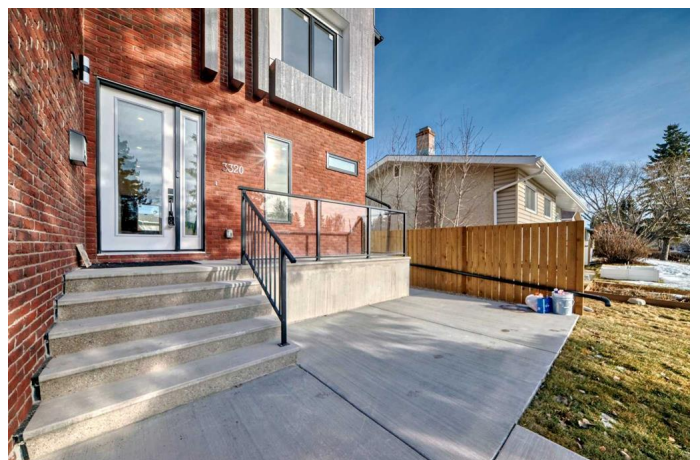
Brentwood, Calgary, Alberta

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® #   | A2210824    |
| Price    | \$1,799,900 |
| 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        | Built-In Oven, Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Gas Stove, Range Hood, Refrigerator, Washer/Dryer, Bar Fridge |
| 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 | 30               |
| Zoning         | R-CG             |

### **Listing Details**

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

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