



**GRASSROOTS**  
REALTY GROUP

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**915 24 Avenue NW**  
**Calgary, Alberta**

**MLS # A2217119**



**\$2,750,000**

<b>Division:</b>	Mount Pleasant		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,491 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	5 full / 2 half
<b>Garage:</b>	Garage Faces Rear, Quad or More Detached		
<b>Lot Size:</b>	0.20 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Gazebo, Interior Lot, Landscaped, Lawn, Rectangular		

**Heating:** In Floor, Forced Air, Natural Gas

**Floors:** Carpet, Concrete, Hardwood, Tile

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Stone, Stucco, Wood Frame

**Foundation:** Poured Concrete

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-CG

**Utilities:** -

**Features:** Bar, Beamed Ceilings, Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Skylight(s), Soaking Tub, Solar Tube(s), Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound

**Inclusions:** All TVs and mounts, All AV and Sound Equipment, Rack and Components, Pull Down Bar in Gym, Projector and Screen, Movie Poster Sound Boards in Theatre, Kinetic System, Basement Dishwasher, Exterior Speakers, Alarm Hardware, Carriage Suite - Range Hood, Refrigerator, Electric Stove, Dishwasher, Washer, Dryer, Microwave

Situated in the desirable Mount Pleasant, this remarkable residence occupies a south-backing lot extending 181' deep, & is mere steps from the picturesque Confederation Park. Crafted by the esteemed architect John Haddon & meticulously constructed by Jason Jakeman of Essex Homes, this sophisticated home has no expense spared with thoughtful attention to details throughout, & interiors perfectly curated by the renowned Ella Berry. Upon entering the centre hall plan, the main level enchants with luxurious engineered walnut flooring & lofty ceilings. A front piano room/den showcases beautiful wainscoting & marble-like flooring, while a sleek glass-walled office features a spiral staircase leading up to a stunning library, or down to the impressive wine cellar. A welcoming living room adorned with a striking stone fireplace seamlessly transitions into the dining area with elegant timber-beamed ceilings & access to the rear covered deck with privacy screen. The kitchen is a culinary enthusiasts dream & was made for entertaining, boasting custom cabinetry, granite counters, an expansive eat-up island, tech/homework station, & a JennAir appliances package. A concealed butlers pantry ensures items are perfectly stored & messes out of sight. A spacious mudroom with a plethora of storage & two powder rooms for guests complete the level. Upstairs showcases Acacia hardwood floors leading to a convenient laundry room & three luxurious bedrooms, each equipped with custom walk-in closets & private ensuites. The primary serves as a sanctuary leaving you feeling like you're on vacation with cedar vaulted ceilings, a cozy fireplace, & Juliet balcony overlooking the manicured backyard. Fall in love with the custom His & Her walk-in closets, with Hers inspired from "Sex & The City", & a lavish 6pc ensuite highlighted by a vanity station, concrete trough sink, clawfoot tub with an exquisite

ceiling-mounted faucet, & a double steam shower. Downstairs is a show stopper purposely designed for entertaining. Presenting heated acidized concrete floors & a lighting system that can be switched to emulate a nightclub, your friends and family will love gathering around the custom bar with seating that ensures maximum viewing of the home theatre or media wall. A spacious family room offers another cozy fireplace while a games area is ideal for a pool/ping pong table. The well appointed wet bar leads to your gated wine cellar where you can store all your favourite vintages. A media room extends under the rear deck for optimal privacy while a home gym & guest bedroom complete the level. The manicured back yard offers plenty of green space for gardening enthusiasts & kids alike. The rear yard offers plenty of green space with a pergola oasis for unwinding around a fire. A 4 car garage hosts a newly built (2024) 1 bedroom legal carriage suite. Come see for yourself how truly special this property is, & all the love & attention that went into making it the perfect "home."