



GRASSROOTS
REALTY GROUP

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703 35 Street NW
Calgary, Alberta

MLS # A2254598



\$2,499,000

Division:	Parkdale		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,050 sq.ft.	Age:	2025 (1 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Triple Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Corner Lot		

Heating:	In Floor, Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Beamed Ceilings, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Skylight(s), Storage, Walk-In Closet(s), Wet Bar

Inclusions: N/A

Experience the epitome of luxury with this exclusive French-inspired home crafted by the renowned William Blake Homes. Ideally positioned on a coveted corner lot in the sought after neighbourhood of Parkdale, this brand new custom residence exudes elegance and sophistication. The main floor showcases 10 foot ceilings, a stunning fireplace, and a versatile home office — perfect for both work and entertaining. The chef’s kitchen is a culinary masterpiece, featuring premium appliances, an expansive layout, and a sophisticated butler’s pantry. Upstairs, discover vaulted ceilings, three generously sized bedrooms, including a luxurious primary suite with dual closets and a spa-like ensuite that promises a sanctuary of comfort with heated flooring. The upper-level laundry adds an extra touch of convenience. The beautifully finished basement, with heated flooring, boasts a spacious recreational area with wet bar and a large gym, ideal for both relaxation and entertaining. This spectacular home is complete with a three car garage and landscaping. Uniting unmatched craftsmanship, modern luxury, and exceptional functionality, this residence offers an unparalleled lifestyle just minutes from downtown, with close proximity to Foothills Hospital, schools, parks, transit, dining, and retail — all in one of Calgary's most sought-after neighbourhoods.