



GRASSROOTS
REALTY GROUP

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2409 Carleton Street SW
Calgary, Alberta

MLS # A2258573



\$3,250,000

Division:	Upper Mount Royal		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,674 sq.ft.	Age:	1934 (91 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.29 Acre		
Lot Feat:	Back Yard, Corner Lot, Landscaped, Many Trees, Triangular Lot		

Heating:	Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Beamed Ceilings, Bookcases, Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, See Remarks, Soaking Tub, Vaulted Ceiling(s)

Inclusions: Projector and Big Screen TV Downstairs, Rear in-wall Surround Speakers, Kitchen and Living Room Ceiling Speakers (hard wired to living room), Front and Rear Patio Speakers (Hard Wired to Basement Mechanical Room), Hot Tub, Pool Room Wall Speakers (Hard Wired to Basement Mechanical Room) Fridge in Basement Mechanical Room, Hot Tub

Beautiful luxury home with a total of 5671.48 square feet, situated on a private 1/3 of an acre corner prime lot in the heart of Mount Royal. Extensively renovated + elegantly appointed with a fabulous layout. The main floor offers a main floor primary suite with spacious walk in closet + spa ensuite bathroom. With 2676.54 square feet on this level, the other principal rooms are also all substantial in size. Lovely formal living room with wood burning fireplace, large dining room for intimate gatherings or family dinners. Stunning chefs kitchen with beamed ceilings, massive island, loads of cabinetry + open to comfy family room with wood burning fireplace. Laundry room + well thought out mud room complete the main level + lead to the attached triple tandem garage with high ceilings which could accommodate lifts + additional vehicles. The upper bedrooms are practical in design + share a renovated family bathroom. Easy downstairs living with a movie room with large projector screen. Bonus room to use as a wine cellar or for additional storage. Sizeable guest room + bathroom with full shower. Highly functional built out wet bar + additional living space for either your home gym or a games room for friends + family. Pie shaped lot with mature hedges creates a park feel + there is also a quiet secure backyard retreat with hot tub, pergola which is accessible through private entrance via the garage. Walk to excellent schools of all levels, parks, 17 avenue, Marda Loop shopping + more.