GRASSROOTS REALTY GROUP

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2906 Marquette Street SW Calgary, Alberta

MLS # A2259299

$4,000,000

Division:	Upper Mount Royal		
Type:	Residential/House		
Style:	3 (or more) Storey		
Size:	5,289 sq.ft.	**Age:**	2009 (16 yrs old)
Beds:	4	**Baths:**	4 full / 2 half
Garage:	Additional Parking, Alley Access, Driveway, Quad or More Attached		
Lot Size:	0.22 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Waterfall		

Heating:	Geothermal	**Water:**	-
Floors:	Carpet, Hardwood, Marble, Tile	**Sewer:**	-
Roof:	Metal	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Concrete	**Zoning:**	R-CG
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Bar, Built-in Features, Elevator, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home		

Inclusions: N/A

An unparalleled masterpiece in Upper Mount Royal, proudly overlooking the serene beauty of Cartier Park. This is more than a home; it's a statement of exquisite taste and refined living, where over 7,000 sq ft of developed space seamlessly blends style, sophistication, and luxurious amenities. Step into a realm of exclusive privacy and security, beginning with a rare geothermal heating system that extends to the front stairs, and walkway. Inside, discover a grand layout featuring 4 bedrooms plus a versatile flex room, 5 full baths, 2 half baths, and the convenience of an elevator. Architectural brilliance shines through with 10ft+ vaulted and barreled ceilings, complemented by rich oak, marble, and porcelain tile flooring. This is a true Smart Home, offering integrated control over security, heating, lighting, sound systems, TVs, camera surveillance. The welcoming front entrance opens to a dramatic free-standing staircase leading to the main floor's expansive living room, boasting sweeping park views and a double-sided gas fireplace shared with a cozy family room. The family room extends to a sunny west-facing patio, flowing into an ultra-modern kitchen equipped with top-tier Miele and Sub-Zero appliances, granite countertops, lacquered cabinets, an island with a pop-up TV, and two butler’s pantries. The formal dining room invites grand entertaining, opening onto a patio with an outdoor kitchen and a stunning water feature. The main floor primary suite is a private sanctuary, featuring a spa-like ensuite with a steam shower, dual sinks, a large walk-in closet, and a vanity with a behind-mirror TV. A second main floor bedroom with ensuite, a spacious laundry room, and an elegant powder room with an under-lit onyx countertop complete this level. The upper floor reveals two more generous bedrooms, each with an ensuite, alongside a large, naturally lit bonus

room. Descend to the first floor to find an impressive, park-view gym, a Swim-in-Place lap pool with an underwater treadmill, a steam room, and a changing room. Entertainment awaits in the state-of-the-art theatre, boasting 5G projection, 15 plush recliners, a wet bar with a U-line fridge, and a dedicated A/V security room. This level also includes a large, productive office space. The lower floor is a connoisseur's dream, featuring an air-conditioned, humidified wine room and direct access to a 5-car garage with a power rotating platform, a Tesla electric car charger, ample recreational vehicle parking, and even a convenient dog wash. Additional luxuries include hot water on-demand with two storage tanks, a soft water system, and sun-protective automatic awnings on the back patio and front balcony. The back yard is enhanced by a 3-burner BBQ with gas side burners and elegant waterfall. This is a truly one-of-a-kind home in one of Calgary's most prestigious communities. Its incredible location offers access to designated schools, trendy 17th Ave and ease of access to downtown.

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