

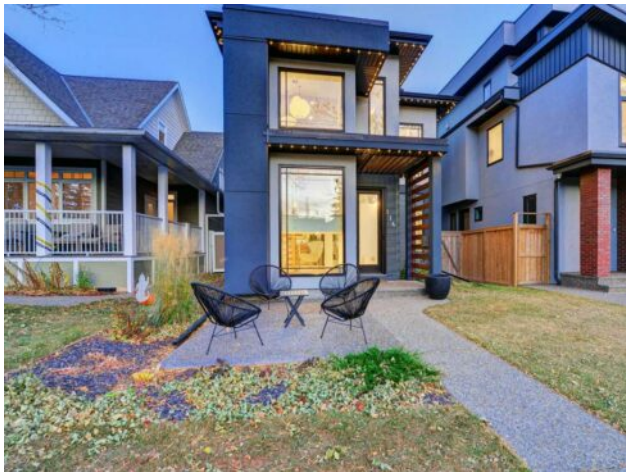


**GRASSROOTS**  
REALTY GROUP

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**116 34A Street NW**  
**Calgary, Alberta**

**MLS # A2278609**



**\$1,499,900**

<b>Division:</b>	Parkdale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	2,778 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, See Remarks, Soaking Tub, Wet Bar		
<b>Inclusions:</b>	Gas Heater Garage, Shelving in Garage & Basement Storage Room		

Welcome to this exceptional detached 3-storey infill in Parkdale's prestigious Golden Triangle, located just steps from the Bow River. Featuring 4 bedrooms, 4.5 bathrooms, and an ICF foundation. This executive home offers nearly 3,500 sq. ft. of beautifully designed living space with modern craftsmanship and timeless appeal. From the moment you arrive, mature landscaping and west-facing windows create stunning curb appeal while filling the home with natural light. Inside, soaring vaulted ceilings, glass and stainless-steel accents, and sleek contemporary millwork define the open, airy feel. The grand foyer opens to the second floor, showcasing a striking open-riser staircase with glass railing and a feature wall. White oak hardwood floors flow throughout the main level with 10-foot ceilings, leading into a custom chef's kitchen with sleek custom cabinetry, modern lighting, upgraded stainless-steel appliances and a quartz waterfall island. The spacious formal dining area connects seamlessly to the living room, where oversized east-facing windows and a cozy gas fireplace provide the perfect space for entertaining or relaxing with family and friends. A bright main-floor office features a sliding barn door and a west-facing glass wall, making it the ideal home office. Upstairs, the second-floor living space offers a sun-soaked loft with a gas fireplace and a multipurpose study nook. The second floor is completed with two large bedrooms, each featuring double closets with the back bedroom featuring a private 4-piece ensuite, a massive laundry room, a four piece main bath and a clever storage nook. The third-floor retreat is dedicated to the luxurious primary suite, complete with large windows, a walk-through closet with custom built-ins, and a spa-inspired 5-piece ensuite featuring dual undermount sinks, quartz counters, a freestanding soaker tub, and a fully tiled

glass shower with a rain showerhead. The fully developed basement extends the living space with high ceilings, roughed-in in-floor heating, a large rec/media room, a full wet bar with quartz counters, generous storage, and a fourth bedroom with easy access to a stylish 3-piece bathroom. Outside, the backyard offers a private retreat, including a spacious composite deck and a heated 2-car garage. You can also enjoy the front patio and the mid- to late-day sun and gemstone lights year-round. This remarkable home delivers the perfect blend of luxury, functionality, and location and is just steps from the Bow River pathways, transportation, schools, off-leash parks, and playgrounds. Enjoy an easy 5-minute commute to the Foothills Medical Centre and 10 minutes to downtown. Don't miss your chance to call this stunning Parkdale property home. Book your showing today!