



GRASSROOTS
REALTY GROUP

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**2715 Carleton Street SW
Calgary, Alberta**

MLS # A2296685



\$5,500,000

Division:	Upper Mount Royal		
Type:	Residential/House		
Style:	2 and Half Storey		
Size:	5,622 sq.ft.	Age:	2013 (13 yrs old)
Beds:	6	Baths:	4 full / 3 half
Garage:	Double Garage Attached, Double Garage Detached, Oversized		
Lot Size:	0.31 Acre		
Lot Feat:	Back Yard, Landscaped, No Back Lane, Private, Rectangular Lot		

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

Features: Bar, Breakfast Bar, Built-in Features, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, Open Floorplan, Pantry, See Remarks, Soaking Tub, Walk-In Closet(s), Wet Bar

Inclusions: See Supplements for included items

Georgian architecture meets uncompromising five-star luxury in this masterfully custom-built Mission residence (2013), offering nearly 7,000 square feet of impeccably curated living with six bedrooms, seven bathrooms, and hardwood flooring throughout. Ideally situated on an oversized lot in prestigious Upper Mount Royal, directly overlooking Talon Park, this residence represents a rare convergence of architectural integrity, craftsmanship, and location. Its stately presence is defined by a hand-cut brick and stone exterior, dual chimneys, and bespoke shutters, an enduring expression of timeless design. A central hall introduces interiors of exceptional refinement. The formal dining room is exquisitely appointed with hand-cut wainscoting, custom millwork, and tailored doors, creating a distinguished setting for entertainment. Opposite, a richly paneled walnut library offers a sense of quiet sophistication, complete with custom cabinetry, a Rumford masonry fireplace, and bespoke lighting, both intimate and impressive in equal measure. The chef's kitchen is designed without compromise, featuring top-tier integrated appliances, an expansive island, a generous pantry, and finely crafted custom cabinetry. It transitions seamlessly into the informal dining area and an inviting family room, where French doors open to the outdoor living spaces. Here, a thoughtfully designed patio with BBQ area, built-in fireplace, and beautifully landscaped gardens extends the home's living experience outdoors, perfectly suited for both elegant entertaining and relaxed daily living. The main floor is further complemented by a private office and a substantial mudroom with direct access to one of the two heated coach house garages. Upstairs, the primary suite is a private sanctuary, appointed with custom closets, silk drapery, and a spa-inspired ensuite featuring heated marble floors and an

oversized thermomasseur tub. Generously scaled secondary bedrooms include a Jack-and-Jill bathroom, an additional private bedroom, and bathroom. A versatile upper lounge provides an expansive, secluded retreat for family or guests, complete with bedroom and bathroom, ideal for movies, study, or quiet relaxation. The fully developed lower level continues the home's commitment to elevated living, offering a custom bar, dedicated movie area, games area, fitness space, steam room, and a laundry & arts room with ample storage, all meticulously designed to balance leisure, wellness, and practicality. Completing this exceptional offering are two heated coach house garages with capacity for four large vehicles, along with integrated sound and security systems. Properties of this calibre, defined by bespoke construction, architectural pedigree, and an irreplaceable setting are seldom available. This is a rare opportunity to acquire a truly distinguished residence in one of Calgary's most coveted enclaves.