



**127 35 Street NW**  
**Calgary, Alberta**

**MLS # A2121633**



**\$1,799,900**

<b>Division:</b>	Parkdale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,636 sq.ft.	<b>Age:</b>	2011 (13 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached, Heated Garage		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Low Maintenance Landscape		

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Wired for Sound

**Inclusions:** N/A

Open House Saturday April 14 and Sunday April 14 1-3:30pm. Live by the river! Location location location! Nestled in the quiet yet central Golden Triangle of Parkdale, this custom built masterpiece is just steps to the Bow River in a no-flood zone. The low-maintenance landscaping is perfect for the busy family that wants to enjoy the river atmosphere or even head out of town instead of mowing. The curb appeal of this custom home is only rivalled by the exquisite interior design. A Lindner Brothers built home featuring 10' flat ceilings that set the stage for an impressive open concept main floor with Chef's kitchen, entertainer's dream island, large dining areas and great room with a stunning linear gas fireplace. Bright, double width patio doors lead to a sunny west concrete patio area with 2 gas outlets. Upstairs has an amazing master with vaulted ceilings, spa like ensuite with heated floors & walk in closet. Two more ample sized bedrooms, laundry room with sink, 3-piece bath with heated floors, balcony and multiple skylights complete this beautiful level. The lower level has a wide-open games/family room with gas fireplace, wet bar with built-ins, a spacious bedroom, 3 piece bath & incredible Theatre Room that is sound insulated with ambient lighting and acoustic panels. All floors have been insulated for sound separation. Built-in storage is abundant on all 3 levels. There are built-in speakers throughout the home & back patio, 2 A/C units, 2 furnaces & in-floor heat in the basement. With miles of riverfront grassy parkland just steps away, this attractive yet low maintenance property lets you focus on your passions. Just minutes to downtown, Market Mall, U of C, Foothills & Children's Hospitals, shopping & transit.