



GRASSROOTS
REALTY GROUP

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727 35A Street NW
Calgary, Alberta

MLS # A2141469



\$2,525,000

Division:	Parkdale		
Type:	Residential/House		
Style:	Bungalow		
Size:	2,727 sq.ft.	Age:	2024 (0 yrs old)
Beds:	5	Baths:	3 full / 2 half
Garage:	Triple Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Mixed, Wood Frame	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound

Inclusions: N/A

You haven't seen a home like this in PARKDALE or anywhere else in Calgary! Coming soon from ALLIANCE CUSTOM HOMES is this ULTRA-LUXURY DETACHED INFILL w/ over 4,600 sq ft of living space, complete w/ 5-BEDS + OFFICE/FLEX SPACE, open-to-above VAULTED KITCHEN/DINING/LIVING area, an entire UPPER FLOOR LOFT w/ wet bar & DUAL BALCONIES, a dedicated HOME GYM, MEDIA ROOM, a private STUDY w/ DUAL BUILT-IN DESKS, an OVERSIZED 22-ft x 24-ft detached garage, plus DESIGNER LIGHTING, upgraded luxury appliances, smart home capabilities, and more! All the modern conveniences & layout features you expect from a new infill are still found in this bungalow-like home, w/ a spacious, welcoming foyer & rear mudroom w/ bench & hooks, large windows and expansive patio doors overlooking the West and East views, an elegant powder room, and a tiled laundry room w/ two walls of upper cabinets and sink w/ tiled floors. Around 20-ft high, a vaulted ceiling spans the entire length of the main floor, sitting above the dining room w/ buffet counter and built-in pantry, into the open kitchen w/ upgraded stainless steel appliances and extra-long island w/ thick quartz counters and full-height contemporary backsplash, finishing off in the rear living room w/ built-in custom millwork surrounding the inset gas fireplace with stunning built-ins. This area is also open above for even more of a sky-high feeling, peeking into the upper loft space. The primary suite has private patio doors, dual bedside windows for even more natural light, an oversized walk-in closet w/ barn door, & a glamorous 5-pc ensuite complete w/ an ultra-luxurious TWO-WAY GAS FIREPLACE. The secondary bedroom on this level shares a Jack and Jill bathroom w/ the front office/flex space, w/ dual vanity & private water closet/bathtub. Upstairs, a large loft is home

to a full wall wet bar w/ refrigerator, tall cabinets, quartz counter, and full-height backsplash. Two balconies w/ large patio doors offer the perfect spot for morning coffee & evening nightcaps. Downstairs, the luxuries continue w/ a large rec area w/ a wet bar, separate MEDIA ROOM, two additional bedrooms w/ their own 4-pc ensuites & large walk-in closets, plus a good-sized study w/ barn door and two built-in desks and a dedicated HOME GYM w/ sports flooring and a glass wall. Parkdale is a popular inner-city community with several luxury estate homes and infills. Consistently ranking among Calgary's most desirable inner-city family neighbourhoods, Parkdale is a favourite among urban buyers for its upscale curb appeal, professional demographic, and family-friendly amenities. You're close to several public & private schools, including Westmount Charter School, Parkdale Elementary, and the U of C. The Foothills & Children's Hospitals are just up the hill! Adding to the list of perks, this location is just a short 10-min walk to coffee shops, Leavitt's Ice Cream Shop, & the Bow River Pathway! Call today to learn how to turn this coming soon house into your dream home today!