



3908 1A Street SW
Calgary, Alberta

MLS # A2145388



\$2,799,900

Division:	Parkhill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,358 sq.ft.	Age:	1996 (28 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Landscaped, Rectangular Lot, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Marble, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, French Door, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Stone Counters		

Inclusions: N/A

Enter this one-of-a-kind gorgeous home through an oversized custom European styled front door into a two-story entrance with marble flooring and an exquisite paneled feature wall. Crown moldings adorn high ceilings. Large open rooms and stunning light fixtures. Tastefully designed by Martine Ast to deliver a warm and inviting ambience with many surprises. The living room flows into the dining room which is connected to a butler's pantry with a sink, glass custom cabinets, a Sub Zero wine fridge and plenty of hidden built-in storage. The bright airy kitchen/family room boasts new appliances including; Sub Zero paneled fridge with 2 freezer drawers, Wolf cooktop and dual ovens, Fisher Paykel dual dishwashers, Sharp stainless retractable drawer microwave and stunning oversized custom hood fan. This area has a large island, a bright breakfast nook with floor-to-ceiling windows, and oversized French doors exiting to the landing where the barbeque is. This space is ideal for entertaining. Powder room on the main floor has character including mirrored ceiling. Staircases with hardwood and carpet runners to upper floor and lower level. Den with mood to spare awaits you at the top of the grand staircase. Den has a built-in surround sound system. Master bedroom with floor-to-ceiling windows delivers spectacular views of the mountains and breathtaking sunsets. The master has a hidden walk-in closet along with a dreamy 4 piece ensuite, custom cabinetry, dedicated makeup area with recessed rollaway stool and a large skylight. East facing second bedroom is bright and cheery with full room floor-to-ceiling hidden closets, ensuite bathroom has a steam shower and custom cabinetry. Lower level boasts an additional 1252.53 sq ft of living space comprised of; large guest suite, in-floor heating, 3-piece bath complete with repurposed antique bow-chest sink/vanity,

laundry room with elevated washer/dryer, office/exercise room with walk-in cedar closet for off-season storage, additional storage and furnace room. Office/exercise room could easily be converted to a 4th large bedroom. State-of-the-art Lutron lighting system and high-end hard wired built-in sound system, with remote controlled separate amplifiers for different rooms. Central air + Ecobee heat/air remote app thermostat. Backyard is a green oasis with tall trees and mature perennial gardens. Low maintenance with no lawn on the property. Detached double car garage with hidden stairs to semi-finished second story. Perfect for storage, art studio, office, nanny suite or getaway for teenagers. Immediate access to Calgary's extensive bike path system. No homes can be built across the street, unobstructed mountain and river views and spectacular sunsets. Walking distance to Stanley Park, the Glencoe Club and 4th St. for shops.