



GRASSROOTS
REALTY GROUP

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**2700 Carleton Street SW
Calgary, Alberta**

MLS # A2182174



\$4,200,000

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|------------------|--|---------------|-------------------|
| Division: | Upper Mount Royal | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 5,214 sq.ft. | Age: | 2006 (19 yrs old) |
| Beds: | 5 | Baths: | 6 full / 1 half |
| Garage: | Double Garage Attached, Driveway, Heated Garage, Insulated | | |
| Lot Size: | 0.27 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Corner Lot, Irregular Lot, Landscaped, Private, Treed, | | |

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|--------------------|----------------------------|-------------------|------|
| Heating: | In Floor, Forced Air | Water: | - |
| Floors: | Carpet, Hardwood, Marble | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Stone, Stucco, Wood Siding | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |

Features: Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Crown Molding, High Ceilings, Kitchen Island, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar

Inclusions: Alarm, clothes drying cupboard

This incredible traditional central hall, executive family home is situated on a sweeping 11,969 +/- sq. ft corner lot in the heart of Mount Royal. Featuring over 8,170 sq. ft of elegant living space on 3 levels including 5 bedrooms. The main level exudes sophistication with marble & hardwood floors & crown mouldings plus inviting formal rooms. Foyer with grand staircase, heated marble floors & large skylight. Spacious living room with large windows & gas fireplace. Formal dining room overlooks the pristine yard & provides a grand space for gatherings with access into the chef's kitchen via the butler's pantry, kitchen featuring marble countertops, custom cabinetry, central island with space for seating plus top of the line appliances. The sun-drenched nook area features custom built-in cabinetry with lighting, heated marble floors plus provides access to the patio. Adjacent to the kitchen, the spacious family room opens to a sun-drenched south-facing patio & lush yard, perfect for entertaining & relaxation. The oversized master suite is conveniently tucked away on the main level & is complete with a sitting area, walk-in closet fit for royalty plus a 5 piece ensuite with soaker tub, separate shower, dual sinks encased in marble countertops, plus heated marble floors. Additionally, there is a laundry area with built-in cabinetry & storage with marble countertops, marble floors & separate desk working area. 2 piece guest bath & mudroom with direct garage access. The upper level boasts 3 spacious bedrooms & two with ensuites, plus a 3 piece guest bath. Currently, the upper level is set up with a child's play room but this can be converted into a 4th bedroom. Office space with custom built-in bookcases & storage plus den area with another gas fireplace. The fully developed lower level was designed for leisure & entertainment featuring a

family room with a gas fireplace, projector & drop-down hidden screen recessed in ceiling & built-in cabinets & bookshelves. The large wrap around bar area is the perfect space to entertain while catching a game on the projector screen or lounge in your temperature controlled wine room with tasting space. Billiards room complete with built-in pool cue rack & storage. Guests will enjoy their private space in the 5th bedroom complete with a 4 piece ensuite. Plus another 4 piece bath with steam shower – perfect for relaxation after your workout! The tranquil, fully landscaped yard is second to none with patio area, walkway to outdoor woodburning fireplace & additional entertaining area. Additional features include heated driveway, sidewalks & steps, double attached garage with BMW dealership tiled & heated floors, vacuflow on all levels, full irrigation system, multi-room sound system with built-in speakers, leaded glass windows & solid wood doors throughout. Enjoy an enviable location close to excellent schools, River Park & Elbow River Pathways, vibrant uptown scene of 17th Avenue, The Glencoe Club & Calgary G&CC.