



**GRASSROOTS**  
REALTY GROUP

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**36 Baycrest Place SW**  
**Calgary, Alberta**

**MLS # A2206111**



**\$2,498,000**

<b>Division:</b>	Bayview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,083 sq.ft.	<b>Age:</b>	1972 (53 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.22 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Fruit Trees/Shrub(s), Garden, Landscaped		

**Heating:** Electric, Forced Air, Natural Gas

**Floors:** Carpet, Hardwood, Tile

**Roof:** Asphalt

**Basement:** Finished, Full

**Exterior:** Brick, Stucco

**Foundation:** Poured Concrete

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-CG

**Utilities:** -

**Features:** Bookcases, Chandelier, Closet Organizers, Double Vanity, French Door, Granite Counters, Kitchen Island, No Smoking Home, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound

**Inclusions:** All Theatre Components, Screen, Audio and Security Systems, Breathe Audio Component

Step into timeless elegance with this meticulously crafted estate, where luxury meets warmth in a refined traditional design. Rich natural finishes and premium upgrades create an inviting ambiance, blending comfort and sophistication. This beautifully renovated FIVE BEDROOM family home backs onto the Glenmore Reservoir parkway. Nestled in a quiet cul-de-sac, the location is serene and private. The gardens were cultivated over a 27-year period and are absolutely magnificent. High-end finishings include natural cherry cabinetry, exquisite millwork detailing, custom wrought iron detailing, Cumaru Brazilian teak hardwood, heated bathroom flooring, marble and granite countertops, custom wrought iron stair railing and a gorgeous custom front door. The main floor has an elegant vaulted living room open to the formal dining area. The Chef's kitchen boasts Thermador, Subzero and Gaggenau appliances, designer cookbook and plate rack shelving, and extensive pantry space. The upper level has four bedrooms with one currently being used as a second office. The six-diamond primary retreat has a sitting area by the fireplace, a special antique iron balcony, incredible built-ins and a luxurious ensuite with a unique back-to-back vanity, marble countertops and a lovely bath space. The lower level includes a games/pool table area, a dedicated media room, another office, a full bathroom and a fifth bedroom. The yard is a gardener's dream, offering a lush, professionally designed landscape with a harmonious blend of evergreens, hydrangeas, ornamental grasses, and vibrant perennials. A woodland-inspired pathway winds through mature greenery, leading to an architecturally designed paver stone patio. With direct access to the reservoir park, this is outdoor living at its finest. This remarkable estate is a rare offering for those seeking luxury,

privacy, and natural beauty. Book your private viewing today and experience a home where every detail speaks of timeless sophistication.