

**1420 PROSPECT Avenue, Calgary T2T0X6**

MLS® #: **A2119882** Area: **Upper Mount Royal** Listing Date: **04/05/24** List Price: **\$2,850,000**  
 Status: **Active** County: **Calgary** Change: **-\$95k, 25-Apr** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2015**  
Lot Information  
 Lot Sz Ar: **9,957 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Lane, Back Yard, Corner Lot, Landscaped, Private**  
 Park Feat: **Triple Garage Detached**

DOM

**44**  
Layout  
 Beds: **4 (3 1 )**  
 Baths: **3.5 (3 1)**  
 Style: **1 and Half Storey**

Parking

Ttl Park: **3**  
 Garage Sz: **3**

Utilities and Features

Roof: **See Remarks**  
 Heating: **Fan Coil, In Floor**  
 Sewer:  
 Ext Feat: **Balcony, Lighting, Private Yard**  
 Construction: **Stone, Stucco, Wood Frame**  
 Flooring: **Ceramic Tile, Hardwood**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Built-In Refrigerator, Dishwasher, Double Oven, Dryer, Electric Cooktop, Humidifier, Microwave, Washer, Window Coverings, Wine Refrigerator**  
 Int Feat: **Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Open Floorplan, Steam Room, Storage, Wet Bar**  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	24`0" x 12`5"	Dining Room	Main	15`11" x 9`4"
Living Room	Main	16`4" x 15`8"	Foyer	Main	11`4" x 6`2"
Loft	Second	15`2" x 11`5"	Game Room	Basement	23`9" x 13`2"
Family Room	Basement	31`2" x 14`8"	Laundry	Basement	12`6" x 7`9"
Bedroom - Primary	Main	13`7" x 12`5"	Bedroom	Second	12`8" x 10`10"

Bedroom  
2pc Bathroom  
5pc Ensuite bath

Second  
Main  
Main

13`10" x 10`0"  
5`6" x 5`5"  
14`10" x 10`10"

Bedroom  
4pc Bathroom  
4pc Bathroom

Lower  
Second  
Basement

12`0" x 11`6"  
10`4" x 5`5"  
11`3" x 5`5"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**SR**

**1739JK**

Remarks

Pub Rmks:

**This one-of-a-kind luxury home blends a distinctive modern layout and design, with tranquil, natural elements of a mountain retreat - all in one of Calgary's most prestigious communities. With over 4100 sq feet of living space, this 4 bedroom, 1.5 story Upper Mount Royal home delivers elegance, impeccable style and comfort from top to bottom. Built in 2015 and designed by Dean Thomas Design Group, this home boasts stunning architectural features and high-end finishes. Throughout the home, custom windows bring in an abundance of natural light while showcasing the beauty of nature outside. Vaulted ceilings and an open concept design create a welcoming environment the minute you walk through the wide front entrance way. As you look around, you'll immediately notice the exquisite attention to detail and thoughtful approach to every design element, in every space. The Great Room and it "work of art" fireplace is the perfect spot to catch up with friends. Gorgeous hardwood floors bring a timeless warmth across the home. Steps beyond the welcoming Great Room you'll find the fabulous kitchen - the heart and soul of this home. A large kitchen island is perfect for a quick meal on the go or entertaining guests as you prepare your favourite family recipe. A chef's dream, the high-end features of this kitchen include Gaggenau appliances, Krion counter tops, and sleek cabinetry will inspire culinary greatness in everyone. The kitchen also offers tons of storage, a separate pantry area, including a deluxe wine refrigerator and wet bar - perfect for entertaining. Speaking of entertaining, the large formal dining area is wonderful for family celebrations and holiday meals. .The main floor primary suite is an exceptional way to relax and recharge every day. Spacious and airy, the bedroom is a calming oasis that will help you refresh after a long day. Comfort and opulent elegance inspire and influence the many amazing suite features. The ensuite bathroom rivals the most elite spa with unique modern finishings, a deep soaker tub with a heated backrest and a large marble steam shower. You'll also love the huge walk-in dressing room that perfectly marries style with functionality. On the upper level you'll find a versatile loft area - a spot for movie marathons with the kids, watching the big playoff game, a work space, or play area. A beautiful 4-piece bathroom completes the level. The walk out lower level is excellent for spending quality time with family and friends. The main room has lots of space from games, a media area, a workout zone and more. An expansive wet bar makes entertaining a breeze (or clean up after kids' activities). Heated floors and a fireplace keep things feeling cozy. You'll be just steps to parks, recreation, a library, cafes, restaurants, and shops. With so much to love about this home inside and out, it's a must-see opportunity!**

Inclusions:  
Property Listed By:

**N/A**  
**RE/MAX First**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**

















