



THE A-TEAM

RE/MAX FIRST

1114 TALON Avenue, Calgary T2T 1G1

MLS® #: A2146147 Area: Upper Mount Royal Listing Date: 07/03/24 List Price: \$4,999,999
Status: Active County: Calgary Change: -\$200k, 26-Jul Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Detached
City/Town: Calgary
Year Built: 2024
Finished Floor Area: 4,090
Lot Sz Ar: 7,324 sqft
Ttl Sqft: 4,090

DOM

202
Layout
Beds: 4 (3 1)
Baths: 5.5 (5 1)
Style: 2 Storey

Parking

Ttl Park: 3
Garage Sz: 3

Access:
Lot Feat: Back Yard,Front Yard,See Remarks
Park Feat: Triple Garage Detached

Utilities and Features

Roof: Asphalt Shingle
Heating: Forced Air
Sewer:
Ext Feat: Balcony,Other
Construction: Brick,Composite Siding,Stucco
Flooring: Carpet,Hardwood,Tile
Water Source:
Fnd/Bsmt: Poured Concrete
Kitchen Appl: Bar Fridge,Central Air Conditioner,Dishwasher,Garage Control(s),Range Hood,Refrigerator,Stove(s),Washer/Dryer
Int Feat: Bar,Built-in Features,Chandelier,Double Vanity,High Ceilings,Kitchen Island,Open Floorplan,Pantry,See Remarks,Walk-In Closet(s)
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Mud Room, Kitchen, Living Room, 2pc Bathroom, Walk-In Closet, and Dining Room with their respective levels and dimensions.

Bedroom - Primary	Second	15`0" x 13`4"	Laundry	Second	9`2" x 7`8"
5pc Ensuite bath	Second	18`0" x 9`7"	Bedroom	Second	13`0" x 11`8"
Bedroom	Second	11`0" x 11`7"	Flex Space	Second	15`1" x 11`8"
4pc Bathroom	Second	9`10" x 5`8"	3pc Ensuite bath	Second	6`0" x 8`0"
3pc Ensuite bath	Second	6`0" x 8`0"	Walk-In Closet	Second	9`10" x 7`10"
Walk-In Closet	Second	6`0" x 9`4"	Bedroom	Basement	10`5" x 12`5"
Exercise Room	Basement	19`10" x 15`0"	Game Room	Basement	19`0" x 15`4"
Game Room	Basement	13`7" x 13`2"	3pc Bathroom	Basement	15`4" x 5`7"
Walk-In Closet	Basement	5`6" x 5`5"			

Legal/Tax/Financial

Title: **Fee Simple**
 Zoning: **R-C1**
 Legal Desc: **7080AJ**

Remarks

Pub Rmks: **Introducing "Charlotte," a grand Hamptons-style estate home situated on the most desirable tree-lined street in exclusive Mount Royal, directly across from Talon Park. Built by the renowned Trickle Creek Homes, this architectural gem epitomizes the perfect blend of indoor and outdoor living. The charming East Coast contemporary design seamlessly combines style, functionality, and tranquillity. Spanning an impressive 5,590 square feet of living space, this remarkable residence boasts four (potentially five) bedrooms and sets a new quality standard. As you step inside, the allure of 10 ft ceilings and light oak hardwood flooring immediately captures your attention. Abundant natural light pours in through expansive windows, enhancing the beauty of the interiors and fostering an airy, welcoming atmosphere. Thoughtfully selected built-ins, designer lighting, wall treatments, window coverings, and fixtures elevate the already stunning aesthetic, adding an extra touch of luxury. The kitchen, designed for both daily living and grand entertaining, is a dream for culinary enthusiasts. Equipped with top-of-the-line Wolf and Sub-Zero appliances, a coffee bar, and a wine wall, it ensures unparalleled quality and performance. The sleek design and oversized quartzite island make this space as visually pleasing as it is functional. Connected to the kitchen is a formal dining room with a built-in buffet and a cozy living room adorned with a wood-burning fireplace. A year-round heated patio off the speakeasy/lounge top the front of the home, complete with bar taps, and an additional patio at the back of the home seamlessly extend the living area, inviting you to embrace the outdoors with phantom screens and recessed heaters. Upstairs, the primary suite offers an oasis of luxury and comfort. Complete with a spacious bedroom, en-suite bathroom, and generous his-and-hers closets, this suite is designed to fulfill your every need. It also features a private home office, catering to those seeking both productivity and an active lifestyle, plus a rooftop patio offering stunning park views. The secondary bedrooms are equally impressive, each with its own walk-in closet and en-suite bathroom. The basement serves as a true haven for family entertainment, boasting a games and recreation area, gym, and home spa complete with sauna. Additionally, one bedroom with an en-suite completes the lower level, making it perfect for teenagers or guests. For added convenience, a heated triple garage with access to a paved alley provides the luxury of indoor parking. Close to top-rated schools, stunning parks, the Glencoe Club, and shopping, Mount Royal is a coveted neighbourhood with a rich history that captures the essence of refined inner-city living. Estimated completed Fall 2025.**

Inclusions: **na**
 Property Listed By: **Sotheby's International Realty Canada**

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