



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** Finished Floor Area  
 Year Built: **2024** Abv Sqft: **4,090**  
 Lot Information Low Sqft:  
 Lot Sz Ar: **7,324 sqft** Ttl Sqft: **4,090**  
 Lot Shape:

DOM

**171**  
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** Construction: **Brick,Composite Siding,Stucco**  
 Heating: **Forced Air** Flooring: **Carpet,Hardwood,Tile**  
 Sewer: Ext Feat: **Balcony,Other** Water Source: **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

Room	Level	Dimensions	Room	Level	Dimensions
Mud Room	Main	6`0" x 10`0"	Pantry	Main	9`0" x 6`0"
Kitchen	Main	19`11" x 13`10"	Dining Room	Main	15`4" x 13`1"
Living Room	Main	21`8" x 18`6"	Family Room	Main	13`0" x 13`6"
2pc Bathroom	Main	6`0" x 7`5"	Foyer	Main	10`11" x 8`2"
Walk-In Closet	Main	6`0" x 7`2"	Walk-In Closet	Main	7`0" x 5`4"

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

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

Legal/Tax/Financial

Title:      Zoning:  
**Fee Simple**      **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**

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