140 35 Street, Calgary T2N 2Y9

MLS®#:	**A2176010**	Area:	**Parkdale**	Listing Date:	**10/31/24**	List Price:	**$1,699,000**
Status:	**Active**	County:	**Calgary**	Change:	**-$51k, 06-Dec**	Association:	**Fort McMurray**

General Information

Prop Type:	**Residential**			DOM	**51**
Sub Type:	**Detached**			Layout	
City/Town:	**Calgary**	Finished Floor Area		Beds:	**4 (3 1)**
Year Built:	**2007**	Abv Sqft:	**2,413**	Baths:	**3.5 (3 1)**
Lot Information		Low Sqft:		Style:	**2 Storey**
Lot Sz Ar:	**5,435 sqft**	Ttl Sqft:	**2,413**		
Lot Shape:				Parking	
				Ttl Park:	**2**
Access:				Garage Sz:	**2**

Lot Feat: **Back Yard,Few Trees,Landscaped,Level,Rectangular Lot**
Park Feat: **Double Garage Detached,Garage Door Opener,Garage Faces Rear,Oversized**

Utilities and Features

Roof:	**Asphalt Shingle**
Heating:	**High Efficiency,Forced Air,Natural Gas**
Sewer:	
Ext Feat:	**None**

Construction:	**Cedar,Stone,Stucco,Wood Frame**
Flooring:	**Carpet,Hardwood**
Water Source:	
Fnd/Bsmt:	**Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Garburator,Gas Cooktop,Microwave,Oven-Built-In,Refrigerator,Washer,Window Coverings**
Int Feat: **Bookcases,Central Vacuum,Granite Counters,Kitchen Island,No Animal Home,No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	**Main**	**17`1" x 16`5"**	**Kitchen**	**Main**	**16`2" x 14`4"**
Dining Room	**Main**	**12`8" x 11`10"**	**Office**	**Main**	**10`11" x 9`11"**
Mud Room	**Main**	**7`5" x 6`11"**	**2pc Bathroom**	**Main**	
Bedroom - Primary	**Upper**	**15`1" x 15`1"**	**Walk-In Closet**	**Upper**	**9`0" x 6`11"**
Walk-In Closet	**Upper**	**6`2" x 6`1"**	**5pc Ensuite bath**	**Upper**	

Bedroom	**Upper**	**11`5" x 10`11"**		**Bedroom**	**Upper**	**12`6" x 11`3"**
4pc Bathroom	**Upper**			**Game Room**	**Basement**	**30`7" x 17`2"**
Wine Cellar	**Basement**	**7`11" x 4`0"**		**Kitchenette**	**Basement**	**10`11" x 6`7"**
Bedroom	**Basement**	**15`5" x 12`9"**		**3pc Bathroom**	**Basement**	
Laundry	**Basement**	**9`10" x 6`11"**				

Legal/Tax/Financial

Title:		Zoning:	
Fee Simple		**R-CG**	
Legal Desc:	**2573GE**		

Remarks

Pub Rmks:
This stunning custom executive home in Parkdale's Golden Triangle epitomizes stylish luxury. Exterior wood and stone accents immediately evoke a country manor house. A glass inset front door brings the light in with you. Inside, hardwood floors add a rustic elegance to the main floor, and cove lighting brings a sense of grandeur to the front hall. A home office with transom windows, floor-to-ceiling built-ins, and a private patio elevate the work-from-home experience. In the dining room, coffered ceilings create the perfect setting. The kitchen is a gourmet masterpiece, with luxe espresso cabinetry and granite counters. A tiered island offers a second sink and an eat-up bar. A custom hood fan over a Viking gas range and a wall oven is ready for culinary adventures - stock up on fresh ingredients in the Subzero refrigerator. At the heart of the living room, a wood-burning Rockefeller-style fireplace is an exquisite focal point. Sliding French patio doors and more transom windows bring in tons of natural light. The back entry provides a custom closet, hanging space, and a bench. A powder room off the hall completes this level. Upstairs, a sumptuous primary bedroom is a one-of-a-kind retreat. Custom vaulted ceilings and a gas fireplace infuse a unique ambiance. The walk-in closet has elaborate organizers, including a jewelry lightbox. A decadent ensuite begs you to indulge. Dual floating vanities and a separate wash closet are the ultimate couple's layout, and the stunning tiled shower features four body spray jets. The soaker tub in the centre of the room is both art and function, with accent lighting and a rainfall shower. This storey has two more generous bedrooms, and the main bath is well-appointed. Downstairs, an epic basement was made for entertaining. A two-sided limestone fireplace divides the games area from the ultimate home theatre, complete with built-in speakers. In fact, there are speakers all throughout the house. A wet bar is equipped with a fridge, sink, and dishwasher. There is also a wine cellar. Another large bedroom is ideal for overnight guests, and the bathroom has a phenomenal steam shower with a bench and body jets. You will also find the laundry room here. Outside, a tiered patio offers options for outdoor living, and the lawn is great for kids and pets to play. Mature trees edge the fence, and garden beds add colour. An oversized double detached garage provides off-street parking and a place for your toys. Set just a block to the river and 10 minutes to downtown by car or cycle, this area is one of the hottest in Calgary. With miles of river pathways at your door, you can walk, run, or bike to your heart's content. Foothills and the Children's Hospital are nearby, as are shops and restaurants in trendy Kensington. Plus, iconic local favourites, like the Lazy Loaf and Kettle and LICS Ice Cream, are within walking distance. Or, hop on Highway One and be out of town headed to the mountains in just minutes. See it today!

Inclusions:
Primary bedroom & Basement TV, Home Theatre system and components in utility room, black floating shelves in primary bedroom.

Property Listed By:
Real Broker

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

CITY CENTRE

MEMORIAL DRIVE

BOW RIVER PATHWAY

140 35 STREET NW

9.88m

Kitchen
16'2"x14'4"

Living room
17'1"x16'5"

2.98m

1.54m

Mud Room
7'5"x6'11"

2.42m

10.23m

2.41m

1.46m

.59m

2pc
bath

Dining room
12'8"x11'10"

Office
10'11"x9'11"

2.13m

.59m

2.56m

3.38m

2.63m

1.54m

2.86m

3.00m

Main Level

2nd Level

9.79m

W.I.C.
6'2"x6'1"

3.04m

Primary bed
15'1"x15'1"

5pc
bath

.93m

W.I.C.
9'0"x6'11"

2.42m

1.80m

4pc
bath

10.54m

Bedroom #2
11'5"x10'11"

6.08m

Bedroom #3
12'6"x11'3"

.30m .30m

1.0m

1.81m

5.64m

3.58m

Basement

9.41m

Bedroom #4
15'5"x12'9"

Laundry room
9'10"x6'1"

Utility room

3.13m

1.54m

1.80m

2.25m

12.44m

Wet bar
10'11"x6'7"

3pc
bath

Rec room
30'7"x17'2"

5.98m

3.25m

5.45m

1.53m

Wine Cellar
7'11"x4'0"

1.23m

2.41m