



THE
A-TEAM

**RE/MAX
FIRST**

140 35 Street, Calgary T2N 2Y9

MLS®#: **A2176010**

Area: **Parkdale**

Listing Date: **10/31/24**

List Price: **\$1,750,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2007**

Finished Floor Area

Abv Sqft: **2,413**

Low Sqft:

Ttl Sqft: **2,413**

Lot Information

Lot Sz Ar: **5,435 sqft**

Lot Shape:

DOM

20

Layout

Beds: **4 (3 1)**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **2**

Garage Sz: **2**

Access:

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
Living Room	Main	17`1" x 16`5"
Dining Room	Main	12`8" x 11`10"
Mud Room	Main	7`5" x 6`11"
Bedroom - Primary	Upper	15`1" x 15`1"
Walk-In Closet	Upper	6`2" x 6`1"
Bedroom	Upper	11`5" x 10`11"
4pc Bathroom	Upper	
Wine Cellar	Basement	7`11" x 4`0"
Bedroom	Basement	15`5" x 12`9"
Laundry	Basement	9`10" x 6`11"

Room	Level	Dimensions
Kitchen	Main	16`2" x 14`4"
Office	Main	10`11" x 9`11"
2pc Bathroom	Main	
Walk-In Closet	Upper	9`0" x 6`11"
5pc Ensuite bath	Upper	
Bedroom	Upper	12`6" x 11`3"
Game Room	Basement	30`7" x 17`2"
Kitchenette	Basement	10`11" x 6`7"
3pc Bathroom	Basement	

Title: **Fee Simple**
 Legal Desc: **2573GE**

Zoning: **R-CG**

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











