



**GRASSROOTS**  
REALTY GROUP

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**1222 Prospect Avenue SW**  
**Calgary, Alberta**

**MLS # A2236271**



**\$4,850,000**

<b>Division:</b>	Upper Mount Royal		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	3,296 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Tandem, Triple Garage Attached, Underground		
<b>Lot Size:</b>	0.31 Acre		
<b>Lot Feat:</b>	Back Yard, Many Trees, Private, Rectangular Lot		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Hardwood, Tile

**Roof:** Flat Torch Membrane

**Basement:** Finished, Full

**Exterior:** Stucco, Wood Siding

**Foundation:** Poured Concrete

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** DC (pre 1P2007)

**Utilities:** -

**Features:** Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Soaking Tub, Walk-In Closet(s)

**Inclusions:** Additional Washer & Dryer

A rare opportunity to own a truly exceptional property in the heart of Mount Royal &mdash; this stunning custom-built bungalow with beautiful curb appeal sits on a gorgeous, private lot surrounded by mature landscaping + timeless natural beauty. Designed by renowned architect Michael Shugarman + built by the highly respected Phillip Rush, this home showcases outstanding craftsmanship, quality construction + elevated design features throughout. Every element has been thoughtfully curated to deliver comfort, function + luxury. Inside, soaring ceilings + floor-to-ceiling windows &mdash; complemented by elegant transoms &mdash; create an airy, light-filled ambiance. Travertine + hardwood flooring flow seamlessly across the main level, enhancing the open-concept layout. The impressive Great Room is anchored by a wood-burning fireplace + opens directly onto a refined outdoor living space, also with a wood-burning fireplace + covered patio with heated flooring &mdash; offering beautiful flow for entertaining indoors + out. The expansive dining area easily accommodates large gatherings + is ideally situated with direct access to both the kitchen + great room. The kitchen is intelligently designed with an efficient layout, generous cabinetry + storage, a large island + top-tier professional appliances &mdash; a true chef's space. At the front of the home, just off the main entrance, is a versatile flex room with views of the manicured front yard. Also on the main level is a cozy den (with room to work + enjoy some tv) two bedrooms + a laundry room; The elegant primary suite that overlooks the serene backyard + features two walk-in closets + spacious spa ensuite complete with luxury finishes. The fully developed lower level offers outstanding additional living space including a large family/media room, substantial home gym, two additional ensuited

bedrooms, a second laundry room + abundant storage. The under-drive triple tandem garage with fresh epoxy flooring includes built-in storage + the under slab heating extends to the city sidewalk + the sidewalk to the house is also heated. Set in one of Calgary's most coveted neighborhoods, this remarkable home is walking distance to top-rated schools, downtown, the vibrant shops + restaurants of 17th Avenue, tennis courts, parks + the Glencoe Club. This is a truly special property — a fit for many buyer profiles.