



**GRASSROOTS**  
REALTY GROUP

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2906 Marquette Street SW  
Calgary, Alberta

MLS # A2242293



**\$5,000,000**

|           |                                                                   |        |                   |
|-----------|-------------------------------------------------------------------|--------|-------------------|
| Division: | Upper Mount Royal                                                 |        |                   |
| Type:     | Residential/House                                                 |        |                   |
| Style:    | 3 (or more) Storey                                                |        |                   |
| Size:     | 5,289 sq.ft.                                                      | Age:   | 2009 (16 yrs old) |
| Beds:     | 4                                                                 | Baths: | 4 full / 2 half   |
| Garage:   | Additional Parking, Alley Access, Driveway, Quad or More Attached |        |                   |
| Lot Size: | 0.22 Acre                                                         |        |                   |
| Lot Feat: | Back Lane, Back Yard, Front Yard, Waterfall                       |        |                   |

|             |                                                                                                    |            |      |
|-------------|----------------------------------------------------------------------------------------------------|------------|------|
| Heating:    | Geothermal                                                                                         | Water:     | -    |
| Floors:     | Carpet, Hardwood, Marble, Tile                                                                     | Sewer:     | -    |
| Roof:       | Metal                                                                                              | Condo Fee: | -    |
| Basement:   | Finished, Full                                                                                     | LLD:       | -    |
| Exterior:   | Concrete                                                                                           | Zoning:    | R-CG |
| Foundation: | Poured Concrete                                                                                    | Utilities: | -    |
| Features:   | Bar, Built-in Features, Elevator, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home |            |      |

Inclusions: n/a

Welcome to an unparalleled masterpiece in Upper Mount Royal, proudly overlooking the serene beauty of Cartier Park. This is more than a home; it's a statement of exquisite taste and refined living, where over 7,000 sq ft of developed space seamlessly blends style, sophistication, and luxurious amenities. Step into a realm of exclusive privacy and security, beginning with a rare geothermal heating system that extends to the front stairs, and walkway. Inside, discover a grand layout featuring 4 bedrooms plus a versatile flex room, 5 full baths, 2 half baths, and the convenience of an elevator. Architectural brilliance shines through with 10ft+ vaulted and barreled ceilings, complemented by rich oak, marble, and porcelain tile flooring. This is a true Smart Home, offering integrated control over security, heating, lighting, sound systems, TVs, camera surveillance. The welcoming front entrance opens to a dramatic free-standing staircase leading to the main floor's expansive living room, boasting sweeping park views and a double-sided gas fireplace shared with a cozy family room. The family room extends to a sunny west-facing patio, flowing into an ultra-modern kitchen equipped with top-tier Miele and Sub-Zero appliances, granite countertops, lacquered cabinets, an island with a pop-up TV, and two butler's pantries. The formal dining room invites grand entertaining, opening onto a patio with an outdoor kitchen and a stunning water feature. The main floor primary suite is a private sanctuary, featuring a spa-like ensuite with a steam shower, dual sinks, a large walk-in closet, and a vanity with a behind-mirror TV. A second main floor bedroom with ensuite, a spacious laundry room, and an elegant powder room with an under-lit onyx countertop complete this level. The upper floor reveals two more generous bedrooms, each with an ensuite, alongside a large,

naturally lit bonus room. Descend to the first floor to find an impressive, park-view gym, a Swim-in-Place lap pool with an underwater treadmill, a steam room, and a changing room. Entertainment awaits in the state-of-the-art theatre, boasting 5G projection, 15 plush recliners, a wet bar with a U-line fridge, and a dedicated A/V security room. This level also includes a large, productive office space. The lower floor is a connoisseur's dream, featuring an air-conditioned, humidified wine room and direct access to a 5-car garage with a power rotating platform, a Tesla electric car charger, ample recreational vehicle parking, and even a convenient dog wash. Additional luxuries include hot water on-demand with two storage tanks, a soft water system, and sun-protective automatic awnings on the back patio and front balcony. The back yard is enhanced by a 3-burner BBQ with gas side burners and elegant waterfall. This is a truly one-of-a-kind home in one of Calgary's most prestigious communities. Its incredible location offers access to designated schools, trendy 17th Ave and ease of access to downtown.