



GRASSROOTS

REALTY GROUP

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3834 1A Street SW
Calgary, Alberta

MLS # A2290695



\$2,650,000

Division:	Parkhill		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,293 sq.ft.	Age:	1998 (28 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Insulated, Triple Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn,		

Heating:	Forced Air, Heat Pump, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, Granite Counters, High Ceilings, No Smoking Home, Open Floorplan, Storage		

Inclusions: n/a

ONE OF THE MOST SOUGHT AFTER LOCATIONS IN PARKHILL: sitting on the Crest of 1a Street, viewing the adjacent escarpment, the River Valley and Mountains. Architect Al McDowell designed this home in harmony with Natural Elements such as the Path of the Sun, Natural Lighting and using Soft Organic Materials. It cannot be equated to any specific build period!!! From the Point of Entry, one senses something special ahead. Contemporary, yet so warm and inviting, you are enticed to explore. Blond maple is repeated in the hardwood flooring, flat panel cabinetry and Beautiful Staircase. Despite an Open Plan, the Main Level offers Distinctive Spaces. The Living Room, embraced by a Western Wall of Windows and Stately Granite Fireplace bids you to 'Come Stay a While'. The Dining Room is defined by 4 Simple Maple Posts, allowing one to enjoy the ambiance of adjoining areas. The Kitchen, heart of the home is wrapped in Leathered Granite Countertops and Flat Panel Cabinetry, it delivers Top of the Line Appliances including Subzero Refrigerator, Miele Induction Cooktop, Convection Oven & Micro Speed Oven. Close by, an Informal Breakfast Nook awaits Family meals and conversation.....Wait...There's More!: A Glass Walled Office offers so many Possibilities for use, such as Den, Library, Office or Playroom. At the rear of the home sits Another Great Space: A Comfortable Family Seating overlooking the Beautiful Rear Yard. It also offers a Wall of East Facing Windows. UPPER LEVEL: As your hand glides along the Smooth Railing to the Upper Level, enjoy the ascent into Sunshine. A Catwalk Hallway bridges the 2 Sizable Family Bedrooms to the Primary Quarters. The Primary with Wall to Wall Windows gives view to an Impressive Alberta Landscape. This spacious Zen Retreat delivers a Gas Fireplace, His-Hers Closets,

Large 5 Pc Ensuite and a Private Exterior West Facing Deck. LOWER LEVEL means Activity Time! A Substantial Recreation Room is large enough to meet the needs of Most Activities. The Media Room is made cozy by a Gas Fireplace and Floor to Ceiling Cabinetry. The Dedicated Fitness Studio is comprised of Rubber Flooring, Mirrored Wall and a Fitness Storage Closet. A Comfortable 4th Bedroom is tucked in on this level, along with a 4 pc Bathroom. Lastly is the Bar and a Utility Room providing Substantial Storage. OUTDOOR LIVING : The Front Patio is a well used spot to enjoy the Sun, Lilac Trees and to stay in tune with the Community. It is Beautifully Landscaped with tall native grasses and hydrangeas. This lot is 164 feet deep, making way for an Amazing Private Rear Yard. Almost having its own microclimate, vegetation grows easily. A Tiered Deck, Perennial plantings and a Triple Car Garage complete the rear of this residence. Upgrades in 2023:2 HE Furnaces, 2 Heat Pumps, 2 H2o Tanks and Sump Pump. ... With a High Walking Score, Clty Center, Shops, School and the Glencoe Club are an easy commute!!!