



**GRASSROOTS**

REALTY GROUP

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**3207 Alfège Street SW  
Calgary, Alberta**

**MLS # A2293219**



**\$3,100,000**

<b>Division:</b>	Upper Mount Royal		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,971 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached, Heated Garage, Insulated		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood, See Remarks	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, Pantry, See Remarks, Walk-In Closet(s)		

**Inclusions:** NA

Sen Homes presents a stunning new estate home in the prestigious community of Upper Mount Royal, crafted to the highest standards and ready for occupancy. WITH 4,383 sq.ft. of meticulously developed living space, this home features three spacious upstairs bedrooms, each with walk-in closets and luxurious en-suites equipped with heated floors; the primary suite includes a steam shower and dedicated makeup counter. The main floor is thoughtfully designed with a custom mudroom, butler's pantry, private office, formal dining room, and an open-concept kitchen and living area. White oak hardwood flooring spans the main and upper levels, with hardwood accents continuing into the basement. Premium finishes include solid core doors and extensive custom millwork such as office built-ins and a coffee station in the primary suite. The fully developed lower level boasts a gym, an additional bedroom, a full bathroom, smart strand silk carpet and a generous recreation area complete with a stunning wet bar. Noteworthy highlights include European-style black-framed tilt-and-turn windows, in-floor heating in the basement, elegant architectural arches, updated hardware throughout, and more. Situated on a quiet, tree-lined street with a sunny west-facing backyard, the outdoor space includes a large deck with two gas lines (for BBQ and fire table/heater) and an oversized double garage that is insulated, drywalled, painted, & roughed in for heat—this home is the epitome of luxury and function in one of Calgary's most sought-after neighborhoods.