



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**3115 Carleton Street SW  
Calgary, Alberta**

**MLS # A2320045**



**\$2,000,000**

<b>Division:</b>	Upper Mount Royal		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	2,394 sq.ft.	<b>Age:</b>	1945 (81 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached, Garage Door Opener, Garage Faces Side, Insulated		
<b>Lot Size:</b>	0.23 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Level, Un		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Beamed Ceilings, Bookcases, Central Vacuum, No Smoking Home, Recessed Lighting, Sump Pump(s)		

**Inclusions:** Gold framed mirrors flanking Living room Fireplace. Large Iron Black courtyard urn. Wall mounted TV in Primary Bedroom + Lower Rec Room. Beverage fridge in kitchen

\*OPEN HOUSE SUNDAY July 12th 2 p.m.- 4 p.m.\* Welcome to this exceptional executive BUNGALOW in the heart of prestigious MOUNT ROYAL—one of Calgary's most sought-after inner-city communities. Positioned on a LARGE beautifully landscaped 9,838 sq. ft. lot with a private WEST-facing backyard, this remarkable home offers over 4,400 sq. ft. of refined living space, featuring 3+2 bedrooms and an unparalleled blend of timeless elegance, comfort, and functionality. From the moment you arrive, you'll appreciate the home's impressive curb appeal and tranquil courtyard setting. Inside, sophisticated craftsmanship is evident throughout, with site-finished hardwood flooring, painted flat ceilings, crown mouldings, and expansive windows framing picturesque views of the mature trees and gardens. The gracious front foyer welcomes you into elegant formal living and dining rooms, where a classic wood-burning fireplace and patio doors create the perfect atmosphere for entertaining. The spacious eat-in kitchen offers excellent flow for everyday living and is complemented by a convenient mudroom and pantry. Privately situated, the luxurious primary retreat is a true sanctuary featuring a cozy gas fireplace, tranquil garden views, an impressive dressing room, and a spa-inspired ensuite. Two additional main floor bedrooms, a full bathroom, and a stylish powder room provide exceptional accommodation for family or guests. The stunning vaulted family room is the heart of the home, showcasing a dramatic stone wood-burning fireplace, custom built-in cabinetry, and breathtaking views of the surrounding gardens. The fully developed lower level extends the home's versatility with a generous recreation room complete with wet bar, two spacious bedrooms with oversized egress windows (one currently used as a fitness room), a hobby room or office, a beautifully

appointed laundry room, full bathroom, and a temperature-controlled wine room. Additional features include air conditioning, water filtration system, underground irrigation, central vacuum, security system, and an insulated double detached garage conveniently accessed through the private courtyard. Step outside to discover your own inner-city oasis. The enchanting European-inspired courtyard offers exceptional privacy, while the expansive fenced backyard provides plenty of space for children to play, entertaining, gardening, or simply relaxing in peaceful surroundings. Ideally located just minutes from downtown, this outstanding home offers exceptional walkability to the Glencoe Club, highly regarded schools, river pathways, and the vibrant shops, restaurants, and amenities of Marda Loop and Mission. A truly rare opportunity to own an extraordinary home in one of Calgary's most distinguished neighborhoods.