



GRASSROOTS
REALTY GROUP

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5812 Baroc Road NW
Calgary, Alberta

MLS # A2336391



\$3,800,000

Division:	Dalhousie		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	3,474 sq.ft.	Age:	2017 (9 yrs old)
Beds:	4	Baths:	4 full / 2 half
Garage:	Double Garage Detached, Driveway, Garage Faces Front, Garage Faces Side		
Lot Size:	0.71 Acre		
Lot Feat:	Back Yard, City Lot, Dog Run Fenced In, Front Yard, Interior Lot, Landscaped		

Heating: Forced Air, Natural Gas, Other, See Remarks

Floors: Carpet, Hardwood, Tile

Roof: Other, See Remarks

Basement: Full

Exterior: Stone, Stucco, Wood Frame, Wood Siding

Foundation: Poured Concrete

Water: Cistern, Private, Well

Sewer: Septic Field, Septic Tank

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Features: Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Smart Home, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: Refrigerators: Sub-Zero (Main Kitchen), Frigidaire (Kitchen Pantry Area), Frigidaire Upright, Deep Freeze (Back Entrance Store Room), Whirlpool (Basement Games Area), Mini Fridge (Pet Room), Danby Mini Fridge (Detached Garage/Shop), Danby Mini Fridge (Front Patio), Thermador Induction Stove Top (Electric, Built-in), Miele Steam Oven (Built-in), Bosch Oven (Built-in), Bosch Dishwasher (Built-in), Vented Hood Fan (No Built-in appliance), Upright MAXair Compressor (Detached Garage), Front Patio: DCS BBQ, Dual Burner (Natural Gas Stove), Fire Table, Home Theatre Height Speakers (Klipsch x 4), Craft Room Work Table & Murphy Bed, Garage Door Openers: Attached Garage x3, with 2 Controllers, Detached Garage/Shop x1, with 2 Controllers, 2 Yard Storage Bxes & a Garden Shed, Washer, Dryer, All Window Coverings, Vacuums & Attachments, DSC Security System (3 Keypads, 36 Zones, & 14 Cameras + 2 more Cameras), Water Softener, RO/UV Treated Drinking Water System, 17-Zone Rain Bird Irrigation System, All TVs (8) & Mounts

Some homes are defined by their address. Others by their architecture. The rarest are defined by the life they make possible. Hidden among mature evergreens on one of Calgary's most secluded estate streets, this custom crafted estate bungalow offers a remarkable sense of privacy, tranquility, & connection to nature while remaining within Calgary's city limits. Set on an extraordinary 0.71-acre lot (30,834 sq. ft.), this one-of-a-kind home blends Japanese-inspired design, exceptional craftsmanship, & intelligent home technology into an estate unlike any other. A grand foyer welcomes you into beautifully connected living spaces where soaring 10' ceilings, extensive walnut flooring, handcrafted millwork, & walls of Kolbe triple-pane windows create an atmosphere of understated elegance. Anchored by a polished concrete linear gas F/P framed by custom walnut built-ins, the living room flows effortlessly into a dining area wrapped in floor-to-ceiling glass before continuing into a spectacular chef's kitchen. At its centre, an indoor reflecting pond with a dramatic Rundle rock water wall creates a defining focal point, reinforcing the home's seamless connection to nature. Premium appliances, custom walnut cabinetry, with additional cabinetry by Legacy Kitchens, granite counters, a Brazilian marble island with an integrated dining table, & a river rock backsplash complete the space. A thoughtfully designed oversized W/I pantry/mudroom with extensive cabinetry by Legacy, & a 2pc bath complete this section of the home. Privately positioned, the executive office, fitness room, laundry room, & dedicated pet room complement 2 luxurious main-floor bedroom suites. The primary retreat offers a private deck, expansive custom California Closets dressing room, & a spa inspired 6pc ensuite with a steam shower & jetted deep soaking tub, while the second bedroom suite features a

W/I closet & its own ensuite with a walk-in soaking tub. The professionally developed lower level features expansive family & recreation spaces, a home theatre wired for Dolby Atmos with Klipsch height speakers, a naturally conditioned 830-bottle wine cellar, 2 additional bedrooms with ensuite baths, a flexible craft room that could be used as a bedroom, & exceptional storage throughout. Beyond the home, a private south-facing covered patio with a fully equipped outdoor kitchen overlooks beautifully landscaped grounds featuring expansive composite decking, a Japanese-inspired moss garden, traditional tea house, greenhouse, sandstone rock walls, & more than 100 mature fir trees that create an extraordinary sense of privacy. Completing this remarkable property are a heated triple attached garage with 14'+ ceilings suitable for vehicle lift, a heated detached garage/workshop, & outstanding infrastructure including URC & Lutron HomeWorks automation, comprehensive security, a private well with softened water & RO/UV-treated drinking water, independent septic system, hydronic slab heating, dual furnaces, & central A/C.