



GRASSROOTS
REALTY GROUP

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1302 34 Avenue SW
Calgary, Alberta

MLS # A2337851



\$2,350,000

Division:	Elbow Park		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	2,539 sq.ft.	Age:	1998 (28 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.19 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Garden, Landscaped, Level, P		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Chandelier, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks		

Inclusions: N/A

An Exceptional Architectural Residence by Renowned Architect Jeremy Sturgess A rare opportunity to own a truly distinguished residence designed by renowned architect Jeremy Sturgess , where striking architecture, refined interiors, and exceptional craftsmanship converge. Positioned on a coveted corner lot in one of Calgary's most prestigious communities, this extensively updated four-bedroom, three-bathroom home delivers a level of sophistication rarely found in the market. The dramatic main level is defined by an open-concept living environment, soaring ceilings, expansive windows, and extraordinary natural light. Designed with entertaining in mind, the home flows effortlessly between its sophisticated living spaces and spectacular professional kitchen. The gourmet kitchen features professional-grade appliances, an expansive pantry, and a temperature-controlled glass wine unit, creating an impressive culinary and entertaining destination. A showstopping sunken dining room with 14-foot ceilings provides an unforgettable setting for intimate dinners or grand-scale entertaining. The main floor also offers a dedicated executive office and an exceptional private library, complete with custom built-in bookshelves and a gas fireplace—an elegant retreat for quiet evenings or conversation. Upstairs, the residence transitions into a remarkable primary suite retreat, thoughtfully designed to evoke the experience of a luxury hotel spa. The spa-inspired ensuite showcases a soaking tub, premium German fixtures and finishes, dual vanities, and meticulous detailing throughout. His-and-hers walk-in closets provide exceptional organization and storage, while the entire level offers a sense of privacy and tranquility. The lower level provides two additional bedrooms, an impressive media room, dedicated laundry facilities, and abundant storage, creating an ideal

extension of the home's living and entertaining spaces. An oversized double attached garage completes the property. Every element of this residence has been considered—from its architectural proportions and dramatic volume to its curated finishes and sophisticated functionality. Set within an exceptional community, close to premier amenities, shopping, dining, schools, and everyday conveniences, this is a home that must be experienced in person. Architectural pedigree. Exceptional scale. Timeless luxury. A truly remarkable Calgary residence.