



GRASSROOTS
REALTY GROUP

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2703 Carleton Street SW
Calgary, Alberta

MLS # A2340856



\$3,499,900

Division:	Upper Mount Royal		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,537 sq.ft.	Age:	1983 (43 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.21 Acre		
Lot Feat:	Back Yard, Close to Clubhouse, Front Yard, Irregular Lot, Landscaped, Level,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle, Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Built-in Features, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Skylight(s), Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound, Wood Windows

Inclusions: All attached lighting fixtures

Set on a quiet tree-lined street in the heart of historic Upper Mount Royal, this extraordinary craftsman-style residence offers a wonderful blend of period character with modern conveniences. Meticulously crafted and rich in architectural detail, the home showcases stunning millwork, carved wood features, curated built-ins and graceful archways that stand the test of time, lending charm and refinement. With enchanting architecture, soaring ceilings and storybook details, it feels like living at the Banff Springs in Upper Mount Royal, a fairytale home designed for modern family living. A spacious foyer with gorgeous oak and slate tile flooring welcomes you into the elegant home, offering space for everyone to enjoy their own secluded piece of heaven. The sophisticated dining room is made for entertaining, featuring designer lighting and luxury Canadian mural wallpaper. The dream kitchen pairs exquisite function with artistry, featuring a statement chandelier, custom pantry and storage, concealed appliance/coffee bar with pocket doors, striking blue and green mosaic granite, stained glass windows, Fulgor Milano gas range and Fhiaba oversized fridge/freezer. A charming breakfast nook with bench seating and custom circular kitchen table by Smiddy Stegman and Möbuis overlooks the lush backyard sanctuary. The sun-filled living room is anchored by a gas fireplace and bay window with built-in bench and storage. French doors lead to a spectacular custom library designed by Smiddy Stegman, surrounded by extensive bespoke bookshelves and millwork, additional storage and a second gas fireplace. Beyond, a vaulted den with skylights offers a versatile family room, hobby space or home office. Upstairs, a spacious laundry area and renovated 4pc bath accompany two generous bedrooms, separated from the luxurious primary retreat by a dramatic catwalk open to the foyer below. The

primary retreat features vaulted ceilings, statement chandelier, sun-drenched sitting bench with hidden storage, custom walk-in closet and sumptuous 5pc ensuite with deep soaker tub and granite tiled shower. The tiled lower level offers a mudroom, abundant storage, dedicated home gym with mirrored walls and rubber flooring, fourth bedroom with new plush carpeting, renovated wine room with custom cabinetry and beverage fridge, 3pc bath and direct access to the heated double garage with epoxy flooring and premium slat-wall storage. Outside, PLANTA professional landscaping and lighting, Gemstone permanent lighting and a new composite fence create a private, lush sanctuary. The expansive stone terrace with built-in BBQ is ideal for entertaining, while sunny southwest exposure and a lot that pies out to 75' at the rear offer rare privacy. An easy walk to Marda Loop and 17th Avenue's shopping and dining, and just minutes to the DT Core. An exceptional residence where craftsmanship, character and modern luxury come together beautifully.