



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

3813 1A Street SW
Calgary, Alberta

MLS # A2344473



\$1,725,000

Division:	Parkhill		
Type:	Residential/Duplex		
Style:	2 and Half Storey, Attached-Side by Side		
Size:	2,341 sq.ft.	Age:	2018 (8 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Landscaped, Low Maintenance Landscape		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Membrane	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Smart Home, Soaking Tub, Storage, Walk-In Closet(s)

Inclusions: 2 Subzero fridge drawers, 2 Subzero freezer drawers, 2 Subzero wine fridges, 2 dishwashers, Wolf induction burner, smart home system, all attached TV's + related equipment, 2 EV chargers in garage

Exceptional luxury home in sought-after Parkhill, just a couple of doors from the Ridge Park with access to the Elbow River pathway system. This stunning contemporary residence showcases impeccable design and craftsmanship with architecture by Marvin DeJong and built to "mansion-standards"...not like the infills of today. Striking curb appeal with brick accents and punctuated with a custom 2.5" solid oak and glass front door. 3,096 sq ft of developed living space including 4 bedrooms and 3.5 bathrooms. The totally open-concept main floor features high ceilings, exceptional natural light from the oversized front and rear windows and custom herringbone hardwood floors. The living room is anchored by a custom-paneled fireplace with "frame" television and soft floor-to-ceiling sheers. Truly incredible chef's kitchen with extensive custom cabinetry, quartzite counters and a massive "waterfall" island with seating. Top appliances include: a La Cornue gas stove, Subzero fridge plus 2 fridge drawers, 2 Subzero freezer drawers, 2 Subzero wine fridges, Wolf Induction burner, 2 dishwashers and a custom fabricated quartzite sink. The generous dining area with designer lighting and built-in storage overlooks the rear yard. A mudroom with heated floor and an elegant powder room complete the main level. A striking staircase with glass wall and solid wood treads leads to the upper floors...no carpet in the home. The primary suite features blackout drapery, wall-mounted TV and a well-organized walk-in closet. The spa-inspired ensuite showcases heated custom marble flooring, designer lighting, Kateryn cast-iron soaking tub, zero-threshold steam shower, water closet with Japanese bidet toilet and a large double vanity with honed marble counter and Restoration Hardware fixtures. The balance of the

second level includes two bright bedrooms (one currently used as a dressing room), a spacious house bath and laundry room with sink and storage. The top-floor holds both a large studio space with amazing light quality and an office area with access out to a large and private terrace. The fully finished lower level offers heated hardwood floors, a media space, games area, work station, bedroom and a full bath. Outdoor living is equally impressive with a front terrace with perennial-rose garden plus and a sunny west-facing and low-maintenance back yard with multiple patios. Additional highlights include a smart home system that controls Lutron lighting, temperature and security, a sprinkler system and Gemstone exterior lighting. The fully finished and heated double garage has 2 EV chargers and enjoys a paved alley. Enjoy a walkable lifestyle minutes from the vibrant 4th Street Village, offering an endless array of shops, dining, and services, along with proximity to excellent schools. This exceptional property must be seen to be appreciated.