



GRASSROOTS
REALTY GROUP

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3202 Vercheres Street SW
Calgary, Alberta

MLS # A2347081



\$2,250,000

Division:	Upper Mount Royal		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,768 sq.ft.	Age:	1999 (27 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, See Remarks, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound

Inclusions: Alarm System, Dishwasher in Basement

**** Open House Friday October 2nd from 3:30PM-5:00PM! **** Set along a serene, tree-lined street in prestigious Upper Mount Royal, this beautifully appointed estate home marries timeless elegance with extensive modern renewal. In 2020, the residence underwent a comprehensive exterior transformation, including Pella windows throughout, a new roof with 35-year shingles, and a striking custom-designed front door. New soffits and eavestroughs, a re-insulated attic, air conditioning, and a steam injection humidifier ensure effortless comfort in every season. The sun-drenched main floor begins with a private office at the entry, leading to a welcoming living room with a gas fireplace. The bright family room, overlooking the backyard, is anchored by a dramatic stone-clad, wood-burning fireplace. Adjacent, the chef's kitchen is a true showpiece, with high-end stainless steel appliances and a generous island, ideal for both culinary artistry and elegant entertaining. The spacious dining room flows from the kitchen and looks out to the private backyard and expansive deck. A discreet powder room completes the level. Upstairs, the primary retreat is a tranquil sanctuary, featuring a double-sided fireplace between the bedroom and ensuite, a Juliet balcony overlooking the garden, a large walk-in closet, and a spa-inspired ensuite. Two additional generously proportioned bedrooms share a recently renovated Jack and Jill bathroom. The lower level offers exceptional versatility, with two bedrooms (one currently used as a gym), a stylish media room with custom built-in shelving and a wet bar with heated floors, a large laundry room, a renovated bathroom, and abundant storage. Outdoors, a private oasis awaits. A stone patio and a large deck, warmed by a large fireplace, invite gatherings in every season, all within a beautifully landscaped lot where

mature trees provide privacy and character. A double attached rear garage, with a recently added heater, adds everyday convenience and comfort. Enjoy an enviable Mount Royal address, moments from parks, schools, downtown amenities, and some of Calgary's most sought-after shopping and dining.