



# 1212 Montreal Avenue Calgary Alberta

\$3,920,000

Nestled on Mount Royal's most picturesque tree-lined street, this magnificent residence boasts an expansive 7250 SqFt of living space on a generous .25-acre lot. Characterized by its timeless design, this home seamlessly blends transitional style with practical functionality. Enveloped by mature trees and landscaping, the property captivates from the outset. The exterior showcases a blend of beautiful brickwork and a clay tile roof, exuding a timeless charm and elegant appeal. Meticulously renovated by skilled professionals over the years, this 6-bedroom/7-bathroom family home stands as a testament to exceptional craftsmanship and thoughtful design. Beyond its impressive facade lies a sanctuary of comfort and sophistication. Gleaming hardwood floors, 5 fireplaces, custom millwork, intricate wall panelling, crown moulding and ceiling detail, designer lighting and window treatments, high end fixtures and hardware elevate the already stunning aesthetic. Expertly designed for family living and entertaining, this home welcomes you with a grand foyer that sets the tone for the entire residence. The main floor features a bright and open concept living room, adorned with a wood-burning fireplace surrounded by floor-to-ceiling stone. This space effortlessly connects to the casual dining nook and kitchen, a dream space for culinary enthusiasts. The kitchen, equipped with top-of-the-line Viking, SubZero and Miele appliances, ensures unmatched quality and performance. Its sleek design and oversized quartzite island not only enhance functionality but also elevate the visual appeal of the area. Adjacent to the kitchen, a formal dining room with its own fireplace awaits those special occasions. Another fireplace graces the formal living room, creating a delightful ambiance for musical evenings, complemented by the adjoining library/retreat—a serene space for relaxation. Completi...

- 3pc Bathroom 9.42 Ft x 5.17 Ft
- 5pc Bathroom 19.67 Ft x 16.17 Ft
- 5pc Bathroom 15.17 Ft x 5.25 Ft
- Bedroom 12.75 Ft x 13.58 Ft
- Bedroom 15.17 Ft x 11.17 Ft
- Bedroom 15.58 Ft x 10.42 Ft

- 2pc Bathroom 9.08 Ft x 4.75 Ft
- 3pc Bathroom 6.50 Ft x 6.00 Ft
- Bedroom 12.58 Ft x 11.17 Ft
- Exercise room 27.33 Ft x 13.67 Ft
- Recreational, Games room 23.67 Ft x 41.92 Ft
- Wine Cellar 6.17 Ft x 10.83 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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See

**Mirror**

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Bedroom 18.17 Ft x 12.25 Ft

Primary Bedroom 16.33 Ft x 13.83 Ft

Storage 5.42 Ft x 3.83 Ft

Other 11.00 Ft x 12.42 Ft

Storage 9.25 Ft x 13.83 Ft

Furnace 5.92 Ft x 3.92 Ft

Furnace 14.33 Ft x 3.92 Ft