



# 3006 5A Street Calgary Alberta

\$3,500,000

Nestled within the prestigious neighbourhood of Rideau Park, where elegance meets convenience, stands an unparalleled architectural masterpiece by the renowned Triangle Enterprises. This 4 bedroom, 4 bathroom luxury property, epitomizes opulence & innovation at its finest. As you approach this luxurious abode, you're immediately struck by its clean lines & the striking juxtaposition of modern design within the serene enclave of Rideau Park. Located just steps from the meandering Elbow River, boutique shops & exquisite restaurants, this residence offers an enviable blend of urban living & natural tranquility. Upon entry, the meticulous attention to detail in every inch of the home is evident. The main level showcases an open-concept living space, where floor-to-ceiling windows flood the rooms with natural light, creating an inviting ambiance. The heart of the home, the kitchen, is a culinary marvel featuring top-of-the-line appliances & a kitchen island that is a true work of art—a perfect space for gourmet creations & entertaining. One of the most striking features of this home is its interior structural treehouse, an innovative design element that provides a whimsical escape right in the heart of the house, offering a unique space for relaxation or contemplation. The detached double garage, oversized & heated, provides ample storage & space for your toys. Ascending to the second level, you'll discover a private oasis—a spacious office with inspiring views of the surrounding lush landscape. This serene retreat allows for productivity in a tranquil setting. The lower level of this architectural marvel presents a haven for wellness enthusiasts—a fully equipped gym that caters to your fitness needs. Additionally, two of the four bedrooms and a 4-piece bathroom are nestled here, providing privacy for guests or family members. The piece de resistance of this luxury p...

Primary Bedroom 14.92 Ft x 14.33 Ft

Other 8.75 Ft x 6.67 Ft

Bedroom 13.75 Ft x 10.75 Ft

4pc Bathroom 8.75 Ft x 5.00 Ft

5pc Bathroom 10.67 Ft x 10.33 Ft

Loft 8.92 Ft x 35.17 Ft

Furnace 24.92 Ft x 26.58 Ft

4pc Bathroom 17.00 Ft x 11.58 Ft

Living room 18.17 Ft x 18.83 Ft

Kitchen 11.75 Ft x 23.50 Ft

Dining room 12.83 Ft x 13.67 Ft

Foyer 10.67 Ft x 5.25 Ft

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

Listing Presented By:



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Mirror

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**Bedroom** 15.00 Ft x 12.67 Ft

**Bedroom** 11.08 Ft x 16.25 Ft

**Exercise room** 14.92 Ft x 18.83 Ft

**Furnace** 11.67 Ft x 9.25 Ft

**Other** 9.50 Ft x 8.25 Ft

**Laundry room** 14.17 Ft x 15.58 Ft

**2pc Bathroom** 7.50 Ft x 4.25 Ft