



## 3209 5 Street Calgary Alberta

\$2,750,000

**\*Extremely Rare Offering\*** 2007 Built LUXURY Mount Pleasant home situated on a private 50x120 Walkout Lot BACKING ONTO CONFEDERATION PARK providing private and ENDLESS VIEWS. This extraordinary property is timelessly elegant and offers almost 5500 SqFt of finished living space with high-end imported finishings and a treed sightline from almost every window in the home. Stepping into the home, a soaring ceiling and tall window greet you, where natural light dances from the East morning sun. Merbau hardwood floors flow through over 3000 SqFt, which offers a main floor office, formal dining room, open-concept living room, kitchen, and additional dining space. Every vantage point overlooks Confederation Park and exudes privacy and luxury. The kitchen is a chef and entertainer's dream with ample Zebrano cabinetry, notable top-of-the-line appliances such as an espresso bar, a 4' Wolf range, a sub-zero wine fridge, and a stunning Azul Aran granite waterfall island imported from Italy. A spacious pantry off the garage, mudroom, and powder room complete this floor. Follow the impressive stairwell upstairs to a gallery-like landing, where you are greeted with a bonus room with a quaint patio, two spacious bedrooms with walk-in closets, and a 5-piece jack-and-jill bathroom with intelligent features like built-in stepping stools for the kids to brush their teeth. The primary suite is a true sanctuary with romantic vaulted ceilings, a fireplace surrounded by Calcutta marble, and stunning park views. His-and-hers closets with built-ins will meet any discerning buyer's needs, and the luxurious ensuite is a masterpiece with heated floors, a soaker tub, a steam shower, double sinks and artistic mosaic tiles. Head down to the finished walkout basement with heated concrete floors, offering ample room for games and relaxation. A dedicated gym space will keep you in shape, and you can p...

5pc Bathroom Measurements not available

Other 16.17 Ft x 7.42 Ft

Laundry room 12.08 Ft x 12.42 Ft

Primary Bedroom 16.17 Ft x 13.50 Ft

Bedroom 13.67 Ft x 12.75 Ft

5pc Bathroom Measurements not available

Bedroom 13.25 Ft x 9.67 Ft

Wine Cellar 7.33 Ft x 8.58 Ft

3pc Bathroom Measurements not available

3pc Bathroom Measurements not available

Other 10.00 Ft x 14.00 Ft

2pc Bathroom Measurements not available

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	13.83 Ft x 11.67 Ft	Pantry	6.58 Ft x 12.58 Ft
Bonus Room	19.50 Ft x 16.25 Ft	Kitchen	16.00 Ft x 22.58 Ft
Recreational, Games room	21.75 Ft x 21.08 Ft	Breakfast	10.33 Ft x 9.42 Ft
Exercise room	20.50 Ft x 12.17 Ft		