



## 537 34A Street Calgary Alberta

\$1,499,000

YOUR NEW DREAM HOME ... In the heart of Parkdale, imagine a home that not only embraces the vibrancy of urban life but also offers a serene retreat, perfectly positioned just one block from the shimmering river and winding pathways. This is more than a residence; it's a bespoke haven that has been cherished by its original owners and is now ready to welcome a new family into its embrace. Picture yourself stepping into this stunning custom-designed masterpiece, set on an oversized 30 x 120 foot flat lot. The exterior is a testament to timeless elegance and modern convenience. As you cross the threshold, you are greeted by an expanse of 10-foot ceilings. The coffered ceiling in the living room adds a layer of grandeur, while the breathtaking open-tread curved staircase, flanked by custom glass display cabinets, draws your eyes upward in awe. The heart of this home is its chef's kitchen—a culinary paradise equipped with a professional-grade appliance package. Envision creating gourmet meals on the Capital 5-burner gas stove with an integrated wok, or preparing delightful appetizers in the butler's pantry. The solid wood cabinetry, with its meticulous dove-tailed finishing, speaks of unparalleled craftsmanship and attention to detail. Venture outside to the private backyard, a tranquil retreat featuring an exposed patio with a gas BBQ hookup—perfect for summer gatherings and leisurely evenings. The oversized double garage, drywalled and heated with its own 100 amp electric panel, is not only spacious but also high enough to accommodate a car lift, showcasing both functionality and innovation. Ascend to the upper floor, where 9-foot ceilings create a spacious, airy feel. The bonus room offers endless possibilities for relaxation or play. Two generous bedrooms, each adorned with custom wardrobes and built-in desks, provide comfort and versatility. The master retreat is a ...

3pc Bathroom 8.92 Ft x 7.67 Ft

5pc Bathroom 7.25 Ft x 14.00 Ft

Bedroom 12.17 Ft x 13.33 Ft

Bedroom 10.42 Ft x 13.33 Ft

Primary Bedroom 17.17 Ft x 15.50 Ft

Family room 18.00 Ft x 24.58 Ft

Other 11.17 Ft x 3.92 Ft

Media 19.67 Ft x 27.25 Ft

Bedroom 19.75 Ft x 11.33 Ft

Furnace 10.92 Ft x 6.67 Ft

2pc Bathroom 5.08 Ft x 6.17 Ft

Dining room 18.83 Ft x 14.25 Ft

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Listing Presented By:



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**Mirror**

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Laundry room 13.08 Ft x 4.67 Ft  
4pc Bathroom 10.92 Ft x 5.00 Ft

Other 15.42 Ft x 13.67 Ft  
Living room 21.00 Ft x 24.83 Ft