



1234 5 Avenue Calgary Alberta

\$3,650,000

Experience sheer perfection in this unparalleled unit, a true gem in its own right. Step into the elevator, which whisks you directly to this exquisite home, where a formal foyer awaits to welcome you. As you traverse towards the great room, prepare to be captivated by the awe-inspiring 360-degree panoramic vistas encompassing Calgary's downtown skyline, Riley Park, SAIT Campus, Jubilee Auditorium, and the majestic Rocky Mountains to the West. Unlocking indoor-outdoor living, four sets of fully retractable patio doors seamlessly merge the indoor space with the extravagant \$1 million outdoor oasis. Revel in the freedom to indulge in the scenery and climate of your choosing, courtesy of 360-degree windows and patios. An outdoor haven awaits, complete with a fully equipped kitchen delivering granite countertops, a sink, gas BBQ, bar fridge, keg taps and fridge, and a retractable big-screen TV for game nights, all complemented by seating for ten. Dotted throughout are numerous seating areas, a four-hole putting green with dual rough levels, gas heaters, fire tables, and patio furniture, all included. A hot tub with an auto cover and heated walkway ensures year-round enjoyment. Indoors, culinary dreams come alive in the chef's kitchen, furnished with top-of-the-line appliances, including a Sub-Zero fridge, an 8-burner gas Miele stove with double ovens and a warming drawer, and two sinks adorning the expansive sit-at island. The piece de resistance, a custom dining room table meticulously craned into the unit, awaits memorable gatherings. Entertainment finds its harbour in the sprawling family room, with a fireplace, built-ins, and a concealed TV behind exquisite artwork. For cinematic experiences, retreat to the theatre room, outfitted with a bespoke couch. Retreat to the shelter of three spacious bedrooms, each offering ensuites and walk-in closets. The primary bedroom...

Foyer 8.42 Ft x 6.33 Ft
 Living room 23.25 Ft x 17.67 Ft
 Dining room 19.67 Ft x 10.00 Ft
 Family room 18.83 Ft x 11.92 Ft
 Other 28.00 Ft x 12.00 Ft
 2pc Bathroom 5.92 Ft x 5.50 Ft

Other 7.08 Ft x 6.42 Ft
 6pc Bathroom 11.83 Ft x 15.33 Ft
 Bedroom 19.92 Ft x 12.00 Ft
 4pc Bathroom 9.08 Ft x 4.92 Ft
 Bedroom 15.50 Ft x 10.17 Ft
 3pc Bathroom 9.17 Ft x 5.08 Ft

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Listing Presented By:



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<http://www.cardinalbyramage.com/>



**RE/MAX REAL ESTATE
(CENTRAL)**

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Hall 35.00 Ft x 12.00 Ft

Primary Bedroom 19.83 Ft x 15.33 Ft

Other 11.50 Ft x 8.25 Ft

Office 4.83 Ft x 4.25 Ft

Laundry room 6.83 Ft x 6.08 Ft

Storage 14.83 Ft x 6.67 Ft