



# 140 35 Street Calgary Alberta

\$1,750,000

This stunning custom executive home in Parkdale's Golden Triangle epitomizes stylish luxury. Exterior wood and stone accents immediately evoke a country manor house. A glass inset front door brings the light in with you. Inside, hardwood floors add a rustic elegance to the main floor, and cove lighting brings a sense of grandeur to the front hall. A home office with transom windows, floor-to-ceiling built-ins, and a private patio elevate the work-from-home experience. In the dining room, coffered ceilings create the perfect setting. The kitchen is a gourmet masterpiece, with luxe espresso cabinetry and granite counters. A tiered island offers a second sink and an eat-up bar. A custom hood fan over a Viking gas range and a wall oven is ready for culinary adventures - stock up on fresh ingredients in the Subzero refrigerator. At the heart of the living room, a wood-burning Rockefeller-style fireplace is an exquisite focal point. Sliding French patio doors and more transom windows bring in tons of natural light. The back entry provides a custom closet, hanging space, and a bench. A powder room off the hall completes this level. Upstairs, a sumptuous primary bedroom is a one-of-a-kind retreat. Custom vaulted ceilings and a gas fireplace infuse a unique ambiance. The walk-in closet has elaborate organizers, including a jewelry lightbox. A decadent ensuite begs you to indulge. Dual floating vanities and a separate wash closet are the ultimate couple's layout, and the stunning tiled shower features four body spray jets. The soaker tub in the centre of the room is both art and function, with accent lighting and a rainfall shower. This storey has two more generous bedrooms, and the main bath is well-appointed. Downstairs, an epic basement was made for entertaining. A two-sided limestone fireplace divides the games area from the ultimate home theatre, complete with built-in ...

Recreational, Games room 30.58 Ft x 17.17 Ft  
 Wine Cellar 7.92 Ft x 4.00 Ft  
 Other 10.92 Ft x 6.58 Ft  
 Bedroom 15.42 Ft x 12.75 Ft  
 3pc Bathroom Measurements not available  
 Laundry room 9.83 Ft x 6.92 Ft  
 Living room 17.08 Ft x 16.42 Ft  
 Kitchen 16.17 Ft x 14.33 Ft  
 Dining room 12.67 Ft x 11.83 Ft

Other 7.42 Ft x 6.92 Ft  
 2pc Bathroom Measurements not available  
 Primary Bedroom 15.08 Ft x 15.08 Ft  
 Other 9.00 Ft x 6.92 Ft  
 Other 6.17 Ft x 6.08 Ft  
 5pc Bathroom Measurements not available  
 Bedroom 11.42 Ft x 10.92 Ft  
 Bedroom 12.50 Ft x 11.25 Ft  
 4pc Bathroom Measurements not available

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Listing Presented By:



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