



## 3116 5A Street Calgary Alberta

\$1,197,000

This luxurious home will captivate you with its multiple wow factors! The exterior red brick walls, stucco, solid stone ledge trimmed windows and doors, and the stately house design offer a marvelous look and durability. The grand entrance adds a touch of elegance and architectural character. This magnificent home is located just steps from Confederation Park in a sought-after, quiet cul-de-sac of Mount Pleasant. Its stunning interior has grand 9' ceilings, wide planked engineered hardwood floors, designer lighting and impeccable finishings. Beautiful French doors enter a sophisticated dining room with views of Confederation Park. The gourmet kitchen features full-height custom cabinetry with lit glass cupboards, and high-end stainless-steel appliances including a built-in oven/microwave and induction stove-top. The large quartz island is perfect for entertaining. The family room has a focal fireplace surrounded by custom-built ins, timeless wainscotting, and beautiful sliding doors that open to a large deck perfect for an indoor-outdoor living space. The main level powder room is designed with glamour. The mudroom is large and surrounded with built-in storage. The spacious living and dining areas offer versatility and style, with large windows and patio doors flooding the space with natural light and backyard views. Ascend the open riser stairs to retreat in the primary suite with vaulted ceilings, Juliette Balcony, and an impressive walk-in closet with custom organizers. The spa-like ensuite is designed for relaxation boasting dual sinks, a deep soaker tub, an oversized rain shower, and heated floors. This level also entertains an oversized bedroom with its own 4-piece ensuite and walk-in closet. The laundry is also conveniently situated upstairs. The amazement continues into the lower level of the home with high ceilings, a large rec room with custom built-ins, a...

Recreational, Games room 18.42 M x 22.25 M

Furnace 8.50 M x 8.25 M

Bedroom 13.25 M x 14.00 M

4pc Bathroom 5.67 M x 8.92 M

Living room 13.33 M x 15.17 M

Dining room 10.83 M x 13.25 M

Foyer 8.08 M x 10.92 M

2pc Bathroom 5.50 M x 5.00 M

Primary Bedroom 13.75 M x 15.17 M

Primary Bedroom 13.67 M x 15.17 M

5pc Bathroom 9.08 M x 13.92 M

4pc Bathroom .00 M x .00 M

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Kitchen 15.25 M x 14.75 M