



## 727 35A Street Calgary Alberta

\$2,300,000

You haven't seen a home like this in PARKDALE or anywhere else in Calgary! Coming soon from ALLIANCE CUSTOM HOMES is this ULTRA-LUXURY DETACHED INFILL w/ over 4,600 sq ft of living space, complete w/ 5-BEDS + OFFICE/FLEX SPACE, open-to-above VAULTED KITCHEN/DINING/LIVING area, an entire UPPER FLOOR LOFT w/ wet bar & DUAL BALCONIES, a dedicated HOME GYM, a private STUDY w/ DUAL BUILT-IN DESKS, an OVERSIZED 22-ft x 24-ft detached garage, plus DESIGNER LIGHTING, upgraded luxury appliances, smart home capabilities, and more! All the modern conveniences and layout features you expect from a new infill are still found in this bungalow-like home, w/ a spacious, welcoming foyer and rear mudroom w/ bench and hooks, large windows and expansive patio doors overlooking the Southwest and Northwest views, an elegant powder room, and a tiled laundry room w/ two walls of upper cabinets and sink w/ tiled floors. Around 20-ft high, a vaulted ceiling spans the entire length of the main floor, sitting above the dining room w/ buffet counter and built-in pantry, into the open kitchen w/ upgraded stainless steel appliances and extra-long island w/ quartz counters and full-height contemporary backsplash, finishing in the rear living room w/ built-in custom millwork surrounding the inset gas fireplace. This area is also open above for even more of a sky-high feeling, peeking into the upper loft space. The primary suite has private patio doors, dual bedside windows for even more natural light, an oversized walk-in closet w/ barn door, and a glamorous 5-pc ensuite complete w/ an ultra-luxurious TWO-WAY GAS FIREPLACE. The secondary bedroom on this level shares a Jack and Jill bathroom w/ the front office/flex space, w/ dual vanity and private water closet/bathtub. Upstairs, a large loft is home to a full wall wet bar w/ refrigerator, tall cabinets, quartz counter, and full-height backsplash...

Bedroom 13.42 Ft x 11.42 Ft

Bedroom 13.50 Ft x 10.00 Ft

Study 13.42 Ft x 7.25 Ft

Recreational, Games room 25.75 Ft x 18.00 Ft

Exercise room 14.33 Ft x 9.50 Ft

Media 20.33 Ft x 15.67 Ft

4pc Bathroom Measurements not available

4pc Bathroom Measurements not available

Living room 17.58 Ft x 16.00 Ft

Dining room 14.75 Ft x 11.00 Ft

Primary Bedroom 15.00 Ft x 14.00 Ft

Other 11.00 Ft x 7.25 Ft

Bedroom 11.25 Ft x 11.00 Ft

Bedroom 11.33 Ft x 10.50 Ft

Laundry room 7.17 Ft x 6.33 Ft

2pc Bathroom Measurements not available

4pc Bathroom Measurements not available

Loft 24.00 Ft x 18.25 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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RE/MAX HOUSE OF REAL ESTATE

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# RE/MAX®

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Kitchen 23.83 Ft x 10.67 Ft