



# 727 35A Street Calgary Alberta

\$2,525,000

\*OPEN HOUSE OCT 5&6 3:30-5:30\* You haven't seen a home like this in PARKDALE or anywhere else in Calgary! Built by ALLIANCE CUSTOM HOMES is this ULTRA-LUXURY DETACHED BUNGALOW w/ over 4,600 sq ft of living space comes complete w/ 4-BEDS + OFFICE/FLEX SPACE, open-to-above 20 FT VAULTED KITCHEN/DINING/LIVING area, an entire UPPER FLOOR LOFT w/ wet bar & DUAL BALCONIES, a dedicated HOME GYM, MEDIA ROOM, 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 & layout features you expect from a new infill are still found in this bungalow-like home, w/ a spacious, welcoming foyer & rear mudroom w/ bench & hooks, large windows and expansive patio doors overlooking the WEST BACKYARD, an elegant powder room, and a tiled laundry room w/ two walls of upper cabinets and sink w/ tiled floors. The 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 WOLF & SUB-ZERO appliances & extra-long island w/ thick QUARTZ counters & full-height QUARTZ backsplash, finishing off in the rear living room w/ built-in custom millwork surrounding the inset gas fireplace with stunning built-ins. 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 & a glamorous 5-pc ensuite complete w/ an ultra-luxurious TWO-WAY GAS FIREPLACE. The secondary bedroom on this level shares a Jack & Jill bathroom w/ the front office/flex space, w/ dual vanity & walk-in glass shower. Upstairs, a large loft is home to a full wall wet bar w/ bar fridge, tall cabinets, Dekton counter & full-height backspla...

Bedroom 13.58 Ft x 13.50 Ft

Bedroom 13.17 Ft x 11.00 Ft

Study 11.17 Ft x 7.25 Ft

Recreational, Games room 25.50 Ft x 18.00 Ft

Exercise room 14.17 Ft x 11.67 Ft

Dining room 14.42 Ft x 10.33 Ft

Primary Bedroom 14.83 Ft x 14.33 Ft

Other 10.92 Ft x 7.08 Ft

Bedroom 11.92 Ft x 10.83 Ft

Office 11.42 Ft x 10.50 Ft

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Listing Presented By:



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**RE/MAX**

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

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Media 14.17 Ft x 11.67 Ft  
4pc Bathroom 9.58 Ft x 4.92 Ft  
4pc Bathroom 9.50 Ft x 4.92 Ft  
Living room 16.75 Ft x 15.83 Ft  
Kitchen 20.08 Ft x 8.92 Ft

Laundry room 7.75 Ft x 6.33 Ft  
2pc Bathroom 6.75 Ft x 6.33 Ft  
4pc Bathroom 10.83 Ft x 7.50 Ft  
Other 8.08 Ft x 4.92 Ft