



# 1018 Frontenac Avenue Calgary Alberta

\$3,250,000

Exquisite residence in the heart of Mount Royal. Previous owners engaged Alec Williams Construction in a year long renovation - with stunning results. Positioned on an expansive lot overlooking the serene north end of Cartier Park, the home harmonizes beautifully with its surroundings, enhanced by mature trees, perennial gardens, and meticulous professional landscaping that includes a heated sidewalk from the garage to the mudroom. Inside, the interior showcases a contemporary open-plan layout characterized by abundant natural light and expansive living spaces. The exceptional chef's kitchen is a focal point, boasting a sloped glass ceiling and top-of-the-line Subzero/Wolf appliances, including dual ovens and fridge drawers. Custom cabinetry, pull-out pantries, a generous island with seating, and quartz and marble countertops complete this culinary masterpiece. The enormous family room features a vaulted ceiling, bespoke bookshelves, and expansive doors that open nearly 20 feet, seamlessly connecting indoor and outdoor living spaces. A wood-burning fireplace with a gas log lighter graces the living room, while the dining area offers tranquil views of the rear yard. The main level is further complemented by a bright and spacious office, a convenient mudroom-laundry room combination, and a tastefully appointed 2-piece powder room. Upstairs, the home boasts three bedrooms, including an impressive primary suite that overlooks the park and includes a cozy seating area and a luxurious 5-piece ensuite bath. The ensuite features a free-standing soaking tub, a walk-in shower with bench, and a double vanity. The dressing area includes a large walk-in closet, ample built-in drawers, and make up area. Secondary bedrooms each enjoy abundant natural light from windows on two walls and feature interior lighting in their closets. The lower level of the home offers additional living s...

Primary Bedroom 18.00 Ft x 16.33 Ft

5pc Bathroom 13.33 Ft x 9.33 Ft

Bedroom 15.08 Ft x 10.33 Ft

Bedroom 12.08 Ft x 11.42 Ft

Other 13.00 Ft x 5.25 Ft

Other 10.00 Ft x 8.92 Ft

Laundry room 15.17 Ft x 10.67 Ft

Other 8.17 Ft x 7.67 Ft

3pc Bathroom 7.50 Ft x 5.83 Ft

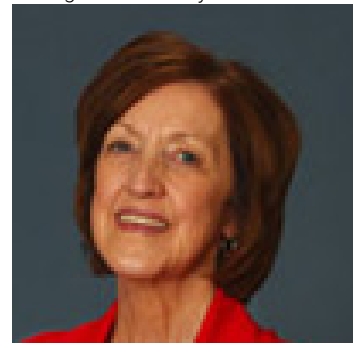
Storage 18.17 Ft x 8.17 Ft

Cold room 27.50 Ft x 7.17 Ft

Cold room 19.08 Ft x 13.08 Ft

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REALTY

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4pc Bathroom 10.00 Ft x 6.42 Ft

Storage 14.33 Ft x 10.75 Ft

Bedroom 11.17 Ft x 10.00 Ft

Bedroom 11.08 Ft x 9.75 Ft

Living room 23.08 Ft x 13.00 Ft

Family room 19.83 Ft x 15.75 Ft

Kitchen 20.33 Ft x 15.67 Ft