



1106 Frontenac Avenue Calgary Alberta

\$3,700,000

Beautiful 4 bed/6 bath french farmhouse inspired home located along tree-lined Frontenac Avenue in one of Calgary's most discerning communities, Upper Mount Royal. This house was meticulously designed and built in 2018 with an exterior that boasts extensive stonemasonry in the front and rear, rich dark brown hardie board and stunning porthole windows. As you enter you'll notice the tall 10 foot ceilings throughout most of the house. On your left is a warm office/den perfect for working from home and on your right is a spacious dining room ideal for hosting family dinners. Notice the rustic light fixtures that light up the stunning engineered hardwood floors leading you around the corner to the powder room or down the hallway to the main living area with a lovely breakfast nook and towering ceiling. You can cozy up and relax in a warm living room heated by a gas fireplace with rustic stonemasonry finishing. Adjacent is a chef inspired kitchen with distressed cabinetry, large island, granite countertops, subway tile backsplash, Wolf stove, Wolf steam oven and oversized Sub-Zero fridge. Exiting the kitchen you'll pass through one of two distressed sliding barn doors that lead you into the main floor mudroom or into the butler's pantry with heated flooring. Upstairs are three air conditioned bedrooms with vaulted ceilings and each has an ensuite with heated flooring. The primary bedroom was meticulously planned with an attached laundry room, lengthy walk-in closet with rich brown built-ins, exquisite ensuite comprised of a steam shower, grand soaker tub surrounded by weathered glass feature walls and his/her sinks with exceptional hexagonal tile backsplash. The primary bedroom feels like the perfect size to retreat and relax after a long day. One of the most incredible aspects of this home is its large 0.18 acre lot permitting a bright walkout basement. On the lower l...

Recreational, Games room 27.33 Ft x 17.33 Ft

2pc Bathroom 7.75 Ft x 6.58 Ft

3pc Bathroom 12.42 Ft x 7.50 Ft

Exercise room 13.50 Ft x 13.25 Ft

Other 17.25 Ft x 9.50 Ft

Furnace 15.67 Ft x 8.33 Ft

Kitchen 17.83 Ft x 13.67 Ft

Living room 18.92 Ft x 17.92 Ft

Breakfast 10.00 Ft x 10.00 Ft

Other 9.83 Ft x 5.50 Ft

Pantry 13.83 Ft x 6.92 Ft

2pc Bathroom 6.50 Ft x 5.67 Ft

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Bedroom 11.83 Ft x 11.25 Ft

Foyer 11.83 Ft x 8.00 Ft

Den 16.25 Ft x 14.58 Ft

Dining room 16.25 Ft x 11.92 Ft

Primary Bedroom 17.92 Ft x 16.08 Ft

6pc Bathroom 22.00 Ft x 10.50 Ft

Bedroom 14.75 Ft x 14.67 Ft