



2906 Marquette Street Calgary Alberta

\$7,000,000

Welcome to one of Calgary's finest homes, overlooking Cartier Park in the prestigious community of Upper Mt Royal. This exceptional residence, seamlessly combines style and sophistication and luxurious amenities. Exclusive, private, and secure, it features a rare geothermal heating system, including heated driveway, front stairs, and walkway. Spanning over 8000sqft of developed living area, the home offers 4 bedrooms and a flex room with a fireplace and private balcony, easily convertible to a fifth bedroom. It includes 5 full baths, 2 half baths, an elevator, 10ft+ vaulted and barreled ceilings, and exquisite flooring of quarter-sawn oak, marble, and porcelain tile. This Smart home is equipped with automated security, heating, lighting, sound systems, TVs, a theatre, camera surveillance, and fire and burglary alarms. The welcoming front entrance leads to a dramatic free-standing staircase, ascending to the main floor's spacious living room, boasting sweeping views and a double-sided gas fireplace shared with a cozy family room. The family room, with a sunny west-facing patio, flows into the ultra-modern kitchen, featuring Miele and Sub-Zero appliances, granite countertops, lacquered cabinets, an island with a pop up TV, and 2 Butler's pantries. The formal dining room opens to a patio with an outdoor kitchen and stunning water feature. The main floor master suite offers a spa-like ensuite, steam shower, large walk-in closet, and a vanity with a behind-mirror TV. Additional main floor amenities include a second bedroom with ensuite, a spacious laundry room, and an elegant powder room with an under-lit onyx countertop. The upper floor has two more bedrooms with ensuites and a large, naturally lit bonus room. The first floor boasts a well-equipped gym with park views, a Swim-in-Place lap pool with underwater treadmill, a steam room, and a change room. The theatre feat...

Kitchen 12.25 Ft x 17.00 Ft
 Breakfast 8.25 Ft x 10.25 Ft
 Dining room 13.42 Ft x 18.92 Ft
 Living room 17.50 Ft x 26.33 Ft
 Family room 11.92 Ft x 25.33 Ft
 Laundry room 10.17 Ft x 10.75 Ft

3pc Bathroom .00 Ft x .00 Ft
 Bedroom 13.75 Ft x 15.25 Ft
 Bedroom 10.83 Ft x 16.42 Ft
 Bonus Room 17.42 Ft x 24.83 Ft
 4pc Bathroom .00 Ft x .00 Ft
 4pc Bathroom .00 Ft x .00 Ft

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Primary Bedroom 15.17 Ft x 20.33 Ft

Bedroom 13.83 Ft x 14.92 Ft

2pc Bathroom .00 Ft x .00 Ft

5pc Bathroom .00 Ft x .00 Ft

Exercise room 22.83 Ft x 31.58 Ft

Wine Cellar 9.50 Ft x 20.92 Ft

Media 16.75 Ft x 29.67 Ft