



## 2906 Marquette Street Calgary Alberta

\$5,000,000

Welcome to an unparalleled masterpiece in Upper Mount Royal, proudly overlooking the serene beauty of Cartier Park. This is more than a home; it's a statement of exquisite taste and refined living, where over 7,000 sq ft of developed space seamlessly blends style, sophistication, and luxurious amenities. Step into a realm of exclusive privacy and security, beginning with a rare geothermal heating system that extends to the front stairs, and walkway. Inside, discover a grand layout featuring 4 bedrooms plus a versatile flex room, 5 full baths, 2 half baths, and the convenience of an elevator. Architectural brilliance shines through with 10ft+ vaulted and barreled ceilings, complemented by rich oak, marble, and porcelain tile flooring. This is a true Smart Home, offering integrated control over security, heating, lighting, sound systems, TVs, camera surveillance. The welcoming front entrance opens to a dramatic free-standing staircase leading to the main floor's expansive living room, boasting sweeping park views and a double-sided gas fireplace shared with a cozy family room. The family room extends to a sunny west-facing patio, flowing into an ultra-modern kitchen equipped with top-tier Miele and Sub-Zero appliances, granite countertops, lacquered cabinets, an island with a pop-up TV, and two butler's pantries. The formal dining room invites grand entertaining, opening onto a patio with an outdoor kitchen and a stunning water feature. The main floor primary suite is a private sanctuary, featuring a spa-like ensuite with a steam shower, dual sinks, a large walk-in closet, and a vanity with a behind-mirror TV. A second main floor bedroom with ensuite, a spacious laundry room, and an elegant powder room with an under-lit onyx countertop complete this level. The upper floor reveals two more generous bedrooms, each with an ensuite, alongside a large, naturally lit bonus...

Kitchen 12.25 Ft x 17.00 Ft  
Dining room 13.42 Ft x 18.92 Ft  
Family room 11.92 Ft x 25.33 Ft  
Primary Bedroom 15.17 Ft x 20.33 Ft  
Breakfast 8.25 Ft x 10.25 Ft  
Living room 17.50 Ft x 26.33 Ft

3pc Bathroom Measurements not available  
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 Measurements not available  
4pc Bathroom Measurements not available

Listing Presented By:



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**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
[cm.mackenzie@shaw.ca](mailto:cm.mackenzie@shaw.ca)

**Laundry room** 10.17 Ft x 10.75 Ft

**Bedroom** 13.83 Ft x 14.92 Ft

**2pc Bathroom** Measurements not available

**5pc Bathroom** Measurements not available

**Wine Cellar** 9.50 Ft x 20.92 Ft

**Exercise room** 22.83 Ft x 31.58 Ft

**Media** 16.75 Ft x 29.67 Ft