



727 35A Street Calgary Alberta

\$2,525,000

You haven't seen a home like this in PARKDALE or anywhere else in Calgary! Coming soon from ALLIANCE CUSTOM HOMES is this ULTRA-LUXURY DETACHED INFILL w/ over 4,600 sq ft of living space, complete w/ 5-BEDS + OFFICE/FLEX SPACE, open-to-above 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 and East views, an elegant powder room, and a tiled laundry room w/ two walls of upper cabinets and sink w/ tiled floors. Around 20-ft high, a 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 stainless steel appliances and extra-long island w/ thick quartz counters and full-height contemporary 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 w/ barn door, & a glamorous 5-pc ensuite complete w/ an ultra-luxurious TWO-WAY GAS FIREPLACE. The secondary bedroom on this level shares a Jack and Jill bathroom w/ the front office/flex space, w/ dual vanity & private water closet/bathtub. Upstairs, a large loft is home to a full wall wet bar w/ refrigerator, tall cabinets, quartz counter,...

Bedroom 13.42 Ft x 11.42 Ft
 Bedroom 13.50 Ft x 10.00 Ft
 Study 13.42 Ft x 7.25 Ft
 Recreational, Games room 25.75 Ft x 18.00 Ft
 Exercise room 14.33 Ft x 9.50 Ft
 Media 20.33 Ft x 15.67 Ft
 4pc Bathroom Measurements not available
 4pc Bathroom Measurements not available

Dining room 14.75 Ft x 11.00 Ft
 Primary Bedroom 15.00 Ft x 14.00 Ft
 Other 11.00 Ft x 7.25 Ft
 Bedroom 11.25 Ft x 11.00 Ft
 Bedroom 11.33 Ft x 10.50 Ft
 Laundry room 7.17 Ft x 6.33 Ft
 2pc Bathroom Measurements not available
 4pc Bathroom Measurements not available

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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

Living room 17.58 Ft x 16.00 Ft

Loft 24.00 Ft x 18.25 Ft

Kitchen 23.83 Ft x 10.67 Ft