



# 1114 Talon Avenue Calgary Alberta

\$5,200,000

Introducing "Charlotte," a grand Hamptons-style estate home situated on the most desirable tree-lined street in exclusive Mount Royal, directly across from Talon Park. Built by the renowned Trickle Creek Homes, this architectural gem epitomizes the perfect blend of indoor and outdoor living. The charming East Coast contemporary design seamlessly combines style, functionality, and tranquility. Spanning an impressive 5,590 square feet of living space, this remarkable residence boasts four (potentially five) bedrooms and sets a new quality standard. As you step inside, the allure of 10 ft ceilings and light oak hardwood flooring immediately captures your attention. Abundant natural light pours in through expansive windows, enhancing the beauty of the interiors and fostering an airy, welcoming atmosphere. Thoughtfully selected built-ins, designer lighting, wall treatments, window coverings, and fixtures elevate the already stunning aesthetic, adding an extra touch of luxury. The kitchen, designed for both daily living and grand entertaining, is a dream for culinary enthusiasts. Equipped with top-of-the-line Wolf and Sub-Zero appliances, a coffee bar, and a wine wall, it ensures unparalleled quality and performance. The sleek design and oversized quartzite island make this space as visually pleasing as it is functional. Connected to the kitchen is a formal dining room with a built-in buffet and a cozy living room adorned with a wood-burning fireplace. A year-round heated patio off the speakeasy/lounge top the front of the home, complete with bar taps, and an additional patio at the back of the home seamlessly extend the living area, inviting you to embrace the outdoors with phantom screens and recessed heaters. Upstairs, the primary suite offers an oasis of luxury and comfort. Complete with a spacious bedroom, en-suite bathroom, and generous his-and-hers closets, this ...

- Primary Bedroom 15.00 Ft x 13.33 Ft
- Laundry room 9.17 Ft x 7.67 Ft
- 5pc Bathroom 18.00 Ft x 9.58 Ft
- Bedroom 13.00 Ft x 11.67 Ft
- Bedroom 11.00 Ft x 11.58 Ft
- Other 15.08 Ft x 11.67 Ft

- Other 6.00 Ft x 9.33 Ft
- Bedroom 10.42 Ft x 12.42 Ft
- Exercise room 19.83 Ft x 15.00 Ft
- Recreational, Games room 19.00 Ft x 15.33 Ft
- Recreational, Games room 13.58 Ft x 13.17 Ft
- 3pc Bathroom 15.33 Ft x 5.58 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:  
Sotheby's International Realty  
Canada

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca

4pc Bathroom 9.83 Ft x 5.67 Ft  
3pc Bathroom 6.00 Ft x 8.00 Ft  
3pc Bathroom 6.00 Ft x 8.00 Ft  
Other 9.83 Ft x 7.83 Ft

Other 5.50 Ft x 5.42 Ft  
Other 6.00 Ft x 10.00 Ft  
Pantry 9.00 Ft x 6.00 Ft