



145 38A Avenue Calgary Alberta

\$4,070,000

As you make your way through the grand entrance and up the travertine marble ramp, you're met with stunning, unobstructed mountain and valley views, framed by floor-to-ceiling windows. The MAIN LEVEL of this luxurious home is a functional yet personal space, featuring an open-concept kitchen equipped with top-of-the-line professional-grade appliances, rich millwork, and gorgeous oak plank flooring, anchored by a stunning Rundle stone central island. With a glass door leading from the great room to the lower terrace and garden, the indoor-outdoor living experience is seamless. The UPPER LEVEL of this exquisite home is dedicated entirely to the Primary Suite, offering an escape within itself with a private balcony that captures the stunning views, a spa-like Ritz Carlton-inspired ensuite bathroom, and a generous dressing room and closet. The LOWER LEVEL features two additional luxurious bedrooms, a cozy family room, a yoga studio, and a spa-like bathroom that is perfect for relaxation. The wine cellar and tasting room, accessed through double Mexican-imported antique mesquite doors, add to the luxurious atmosphere of the lower level. Above the garage, you'll find a full and independent illegal suite with a separate entrance, making it perfect for guests. From the entrance foyer, step onto the inviting terrace that provides ample space for entertaining with custom cabinets and storage units. Relax by the low rectangular table with a fire pit and take in the breathtaking surroundings. The garage has two ample parking stalls and custom storage units, ensuring that you have plenty of space for your vehicles and belongings. This luxurious home was designed by renowned architect Jeremy Sturgess and was completed in 2017, seamlessly blending functionality, style, and luxury to provide an unparalleled living experience. With its stunning design, breathtaking views, and luxuriou...

Family room	23.83 Ft x 18.00 Ft	Kitchen	17.00 Ft x 15.33 Ft
Bedroom	13.42 Ft x 10.33 Ft	Living room/Dining room	24.50 Ft x 23.33 Ft
Bedroom	12.50 Ft x 9.50 Ft	Foyer	18.00 Ft x 8.33 Ft
Storage	16.08 Ft x 12.00 Ft	Other	20.42 Ft x 5.42 Ft
Recreational, Games room	14.92 Ft x 14.83 Ft	2pc Bathroom	5.83 Ft x 3.67 Ft
Furnace	15.17 Ft x 11.67 Ft	2pc Bathroom	8.33 Ft x 4.33 Ft

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Wine Cellar 15.33 Ft x 8.25 Ft

Laundry room 10.33 Ft x 7.33 Ft

5pc Bathroom 14.58 Ft x 10.58 Ft

Furnace 20.00 Ft x 8.00 Ft

Other 5.67 Ft x 4.33 Ft

Primary Bedroom 20.67 Ft x 10.67 Ft

Other 22.17 Ft x 12.00 Ft