



2710 Marquette Street Calgary Alberta

\$4,800,000

Homes of this caliber do not hit the market often! This custom home built by Dream Ridge Homes in conjunction with Dean Thomas Design won TWO BILD awards the year it was completed. Extensive natural stone elements grace the exterior while steel features and timber beams with exaggerated overhangs assist with shade when the mid-day sun hits. Incredible West Coast modern architecture with soaring ceilings upon entry, site finished quarter sawn white oak hardwood, and a breathtaking museum quality staircase sits in the centre of the home. This property embodies warm modern living with floor to ceiling windows drenching the home from the front West exposed windows that overlook Cartier Park. The main floor is a bright open concept that effortlessly flows for style and function. A private home office complete with custom built-ins and hidden desk panel ensures the utmost privacy while the formal living room complete with bar gazes into the large rear yard and covered patio with infrared heaters, chandelier, and wood burning fireplace. A bright modern kitchen boasts marble details, and had two separate working spaces including a convenient breakfast bar. A butlers pantry offers plenty of storage and pantry space while sleek high-end Miele appliances including built-in coffee maker and integrated gas cooktop add to the culinary experience. Flowing off the kitchen is a formal dining room and living room with a linear gas fireplace and front patio space overlooking the park. As you ascend to the second level, you'll find a convenient loft ideally suited as a library or homework station, spacious laundry room with sink, full bath, bonus room with balcony overlooking the backyard and four generous bedrooms. The primary retreat is a sanctuary with a unique gas fireplace, private balcony, and a galley style wardrobe with push cabinets that open up to a hidden custom walk-in clo...

Media 19.25 Ft x 14.67 Ft
 Exercise room 14.00 Ft x 13.50 Ft
 Laundry room 13.83 Ft x 9.67 Ft
 Other 8.42 Ft x 6.00 Ft
 Recreational, Games room 18.33 Ft x 12.50 Ft
 Wine Cellar 8.00 Ft x 6.67 Ft

Breakfast 13.92 Ft x 6.50 Ft
 Living room 16.42 Ft x 14.92 Ft
 Family room 18.17 Ft x 17.58 Ft
 2pc Bathroom .00 Ft x .00 Ft
 Laundry room 7.67 Ft x 5.33 Ft
 Loft 17.67 Ft x 5.92 Ft

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Bedroom 12.42 Ft x 11.83 Ft

5pc Bathroom .00 Ft x .00 Ft

Kitchen 23.00 Ft x 22.42 Ft

Dining room 12.17 Ft x 10.75 Ft

Bonus Room 14.00 Ft x 9.00 Ft

Primary Bedroom 19.50 Ft x 13.17 Ft

Bedroom 11.50 Ft x 10.08 Ft