



## 3209 5 Street Calgary Alberta

\$2,750,000

This extraordinary property is timelessly elegant. It offers almost 5500 SqFt of finished living space with high-end imported finishings and a treed sightline from almost every window in the home. Located on a coveted 50x120 lot backing onto Confederation Park, this property is rare and exclusive. Stepping into the home, a soaring ceiling and tall window greet you, where natural light dances from the East morning sun. Merbau hardwood floors flow through over 3000 SqFt, which offers a main floor office, formal dining room, open-concept living room, kitchen, and additional dining space. Every vantage point overlooks Confederation Park and exudes privacy and luxury. The kitchen is a chef and entertainer's dream with ample Zebrano cabinetry, notable top-of-the-line appliances such as an espresso bar, a 4' Wolf range, a sub-zero wine fridge, and a stunning Azul Aran granite waterfall island imported from Italy. A spacious pantry off the garage, mudroom, and powder room complete this floor. Follow the impressive stairwell upstairs to a gallery-like landing, where you are greeted with a bonus room with a quaint patio, two spacious bedrooms with walk-in closets, and a 5-piece jack-and-jill bathroom with intelligent features like built-in stepping stools for the kids to brush their teeth. The primary suite is a true sanctuary with romantic vaulted ceilings, a fireplace surrounded by Calcutta marble, and stunning park views. His-and-hers closets with built-ins will meet any discerning buyer's needs, and the luxurious ensuite is a masterpiece with heated floors, a soaker tub, a steam shower, double sinks and artistic mosaic tiles. Head down to the finished walkout basement with heated concrete floors, offering ample room for games and relaxation. A dedicated gym space will keep you in shape, and you can pick your favourite bottle from the cedar wine cellar to take outside and...

5pc Bathroom Measurements not available

Other 16.17 Ft x 7.42 Ft

Laundry room 12.08 Ft x 12.42 Ft

Primary Bedroom 16.17 Ft x 13.50 Ft

Bedroom 13.67 Ft x 12.75 Ft

5pc Bathroom Measurements not available

Bedroom 13.25 Ft x 9.67 Ft

Wine Cellar 7.33 Ft x 8.58 Ft

3pc Bathroom Measurements not available

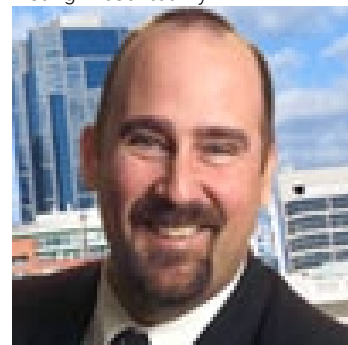
3pc Bathroom Measurements not available

Other 9.92 Ft x 13.92 Ft

2pc Bathroom Measurements not available

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

Listing Presented By:



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**RE/MAX Realty Professionals**

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<b>Bedroom</b>	13.83 Ft x 11.67 Ft	<b>Pantry</b>	6.58 Ft x 12.58 Ft
<b>Bonus Room</b>	19.50 Ft x 16.25 Ft	<b>Kitchen</b>	15.92 Ft x 22.58 Ft
<b>Recreational, Games room</b>	21.75 Ft x 21.08 Ft	<b>Breakfast</b>	10.33 Ft x 9.42 Ft
<b>Exercise room</b>	20.50 Ft x 12.17 Ft		