



## 3719 Kerrydale Road Calgary Alberta

\$2,200,000

Experience Elevated Inner-City Living. Welcome to the epitome of refined elegance and urban luxury. This exquisite two-storey residence with a WEST-facing backyard is nestled in one of Calgary's most coveted inner-city neighbourhoods--renowned for its expansive lots, mature tree-lined streets, and strong sense of community. Ideally positioned just moments from Mount Royal University, Marda Loop, and major commuter routes, this home offers the perfect blend of prestige and convenience. Step inside and be greeted by a grand 14-foot foyer and soaring 10-foot ceilings, setting the tone for nearly 4,000 sq ft of impeccably designed living space. The open-concept main floor is both sophisticated and inviting, centred around a gourmet chef's kitchen complete with premium Thermador appliances, bespoke cabinetry, and an expansive island--an entertainer's dream. Adjacent to the kitchen, the heated dining area offers comfort year-round and features a hidden walk-in pantry for discreet storage of your favourite ingredients and dishware. Oversized windows flood the space with natural light, while the sleek gas fireplace anchors the main living area with warmth and contemporary style. Step outside to your 22x20 west-facing deck, where a wood-burning fireplace creates an idyllic setting for evening gatherings or tranquil mornings. Ascend the custom walnut staircase to your luxurious primary suite--a true sanctuary. Relax in the spa-inspired heated ensuite featuring a deep soaker tub, oversized steam shower, dual vanities, and an enviable walk-in closet. Two additional upper-level bedrooms offer custom closets and share a beautifully appointed Jack & Jill bathroom. The fully developed basement continues to impress with in-floor heating, a fourth bedroom with a large window, a full bathroom, wet bar, climate-controlled wine room, and a spacious recreation area perfect for movie nig...

Primary Bedroom 16.33 Ft x 13.67 Ft

5pc Bathroom Measurements not available

Bedroom 12.50 Ft x 12.00 Ft

Bedroom 13.42 Ft x 12.50 Ft

5pc Bathroom Measurements not available

Bedroom 11.83 Ft x 11.50 Ft

4pc Bathroom Measurements not available

Furnace 11.83 Ft x 9.33 Ft

Kitchen 15.42 Ft x 13.08 Ft

Dining room 18.83 Ft x 12.58 Ft

Office 12.58 Ft x 11.75 Ft

Living room 15.92 Ft x 15.33 Ft

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**

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

Phone: 403-259-4141  
[darylcarlson@shaw.ca](mailto:darylcarlson@shaw.ca)

Family room 17.67 Ft x 15.58 Ft

Recreational, Games room 23.58 Ft x 13.33 Ft

Laundry room 14.08 Ft x 6.50 Ft

2pc Bathroom .00 Ft x .00 Ft