



3813 1A Street Calgary Alberta

\$1,795,000

Exceptionally high-quality home in sought-after Parkhill, just a few doors from the Ridge Park with access to the Elbow River pathway system. Enjoy a walkable lifestyle minutes from the vibrant 4th Street Village, offering an endless array of shops, dining, and services, along with proximity to excellent schools. This stunning contemporary residence showcases impeccable design and craftsmanship with architecture by Marvin DeJong and an incredible array of upgrades. Brick, metal, and stucco create a striking curb appeal punctuated with a custom 2.5" solid oak and glass front door. 3,096 sq ft of developed living space including 4 bedrooms and 3.5 bathrooms. The totally open-concept main floor features high ceilings, exceptional natural light from the oversized front and rear windows and custom herringbone hardwood floors. The living room is anchored by a custom-paneled fireplace with "frame" television and soft floor-to-ceiling sheers. Truly incredible chef's kitchen with extensive custom cabinetry, quartzite counters and a massive "waterfall" island with seating. Top appliances include: a La Cornue gas stove, Subzero fridge plus 2 fridge drawers, 2 Subzero freezer drawers, 2 Subzero wine fridges, Wolf Induction burner, 2 dishwashers and a custom fabricated quartzite sink. The generous dining area with designer lighting and built-in storage overlooks the rear yard. A mudroom with heated floor and excellent storage and a discreet, elegant powder room complete the main level. Striking staircase with glass wall and solid wood treads leads to the upper floors...no carpet in the home. The primary suite features blackout drapery, wall-mounted TV and a well-organized walk-in closet. The spa-inspired ensuite showcases heated custom marble flooring, designer lighting, Kateryn cast iron soaking tub, zero-threshold shower with steam, water closet with Japanese bidet toilet an...

Primary Bedroom 14.25 Ft x 11.67 Ft

Bedroom 13.33 Ft x 10.00 Ft

Bedroom 12.33 Ft x 9.50 Ft

6pc Bathroom Measurements not available

3pc Bathroom Measurements not available

Loft 16.00 Ft x 15.58 Ft

Bedroom 10.33 Ft x 9.67 Ft

4pc Bathroom Measurements not available

Foyer 7.33 Ft x 5.00 Ft

Living room 12.83 Ft x 12.83 Ft

Dining room 14.58 Ft x 10.08 Ft

Kitchen 15.75 Ft x 15.67 Ft

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Listing Presented By:



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RE/MAX Realty Professionals

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Office	15.58 Ft x 8.00 Ft	Other	8.00 Ft x 4.67 Ft
Family room	24.25 Ft x 14.00 Ft	2pc Bathroom	Measurements not available