



# 3834 1A Street Calgary Alberta

\$2,650,000

ONE OF THE MOST SOUGHT AFTER LOCATIONS IN PARKHILL: sitting on the Crest of 1a Street, viewing the adjacent escarpment, the River Valley and Mountains . Architect Al McDowell designed this home in harmony with Natural Elements such as the Path of the Sun, Natural Lighting and using Soft Organic Materials. It cannot be equated to any specific build period!!! From the Point of Entry, one senses something special ahead. Contemporary, yet so warm and inviting, you are enticed to explore. Blond maple is repeated in the hardwood flooring, flat panel cabinetry and Beautiful Staircase. Despite an Open Plan, the Main Level offers Distinctive Spaces. The Living Room, embraced by a Western Wall of Windows and Stately Granite Fireplace bids you to 'Come Stay a While'. The Dining Room is defined by 4 Simple Maple Posts, allowing one to enjoy the ambiance of adjoining areas. The Kitchen, heart of the home is wrapped in Leathered Granite Countertops and Flat Panel Cabinetry, it delivers Top of the Line Appliances including Subzero Refrigerator, Miele Induction Cooktop, Convection Oven & Micro Speed Oven. Close by, an Informal Breakfast Nook awaits Family meals and conversation.....Wait...There's More!: A Glass Walled Office offers so many Possibilities for use, such as Den, Library, Office or Playroom. At the rear of the home sits Another Great Space: A Comfortable Family Seating overlooking the Beautiful Rear Yard. It also offers a Wall of East Facing Windows. UPPER LEVEL: As your hand glides along the Smooth Railing to the Upper Level, enjoy the ascent into Sunshine. A Catwalk Hallway bridges the 2 Sizable Family Bedrooms to the Primary Quarters. The Primary with Wall to Wall Windows gives view to an Impressive Alberta Landscape. This spacious Zen Retreat delivers a Gas Fireplace, His-Hers Closets, Large 5 Pc Ensuite and a Private Exteri...

Primary Bedroom 18.92 Ft x 17.92 Ft  
 5pc Bathroom 13.92 Ft x 11.92 Ft  
 Bedroom 14.25 Ft x 11.92 Ft  
 Bedroom 13.67 Ft x 13.17 Ft  
 5pc Bathroom 10.25 Ft x 4.92 Ft  
 Laundry room 8.25 Ft x 5.92 Ft

4pc Bathroom 8.92 Ft x 4.92 Ft  
 Storage 18.92 Ft x 18.42 Ft  
 Kitchen 16.50 Ft x 14.33 Ft  
 Dining room 14.33 Ft x 11.67 Ft  
 Breakfast 18.92 Ft x 13.67 Ft  
 Living room 181.92 Ft x 17.92 Ft

Listing Presented By:



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**RE/MAX Realty Professionals**

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Media 17.67 Ft x 12.92 Ft

Recreational, Games room 15.92 Ft x 12.92 Ft

Exercise room 18.75 Ft x 11.42 Ft

Bedroom 15.83 Ft x 11.17 Ft

Family room 15.92 Ft x 13.67 Ft

Office 11.92 Ft x 9.92 Ft

2pc Bathroom 7.92 Ft x 2.67 Ft