



4202 1A Street Calgary Alberta

\$1,495,000

Rare opportunity to purchase on highly coveted 1A Street in Parkhill - directly overlooking Stanley Park. This spectacular Marvin Dejong designed home ticks all the boxes for a discerning buyer offering a total of 3142 Sq Ft of thoughtfully designed living space, with in floor heat on the two lower levels and the garage. An idyllic blend of modern elegance and functional design with a unique layout that maximizes light and space utilization throughout the home. Top quality construction and finishing details including Legacy Kitchen, hardwood flooring, Miele and Subzero appliances, and other standout features such as a double wall oven with warming drawer and a six burner gas cooktop. An adjacent eating area offers the perfect place for casual dining, while the dining room with its own fireplace is an inviting, formal space for hosting family and friends. The spacious primary suite on the upper level offers privacy and luxurious amenities such as a full size tub, steam shower with bench and multiple spray nozzles, walk-in closet, oversized double vanity and a separate toilet closet. Two generously sized bedrooms with a five piece bath and laundry room complement the upper level. The lower level of this exceptionally maintained home boasts an additional bedroom with full bath, as well as a family room and an expansive office area. With its large windows at the walkout level this office space is flooded in natural light and could be used as a home gym. A mudroom with ample built-ins ensures an organized and clutter free entryway at the rear of the home. The exterior is a testament to thoughtful landscaping, creating a harmonious blend with the natural surroundings. A private rear yard as well as gas connections on the lower patio and deck off the living room provide options for outdoor relaxation and barbecues. For car enthusiasts, the heated oversize double garage is ...

Family room 17.00 Ft x 16.50 Ft
 Bedroom 12.00 Ft x 15.50 Ft
 Office 10.50 Ft x 23.75 Ft
 3pc Bathroom 6.08 Ft x 10.08 Ft
 Furnace 6.17 Ft x 10.50 Ft
 Other 7.58 Ft x 10.67 Ft

2pc Bathroom 6.08 Ft x 5.50 Ft
 Primary Bedroom 13.08 Ft x 18.00 Ft
 Bedroom 9.33 Ft x 14.75 Ft
 Bedroom 9.92 Ft x 14.25 Ft
 Other 8.92 Ft x 7.58 Ft
 5pc Bathroom 9.33 Ft x 10.33 Ft

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Dining room 13.00 Ft x 16.83 Ft

Other 19.50 Ft x 26.58 Ft

Living room 19.67 Ft x 17.67 Ft

Laundry room 5.75 Ft x 7.42 Ft

6pc Bathroom 6.92 Ft x 30.75 Ft