

Breathtaking Contemporary Home For Sale Canada, Alberta, Calgary, AB T2T 3E3

8,493,878 €

QUICK SPEC

| | |
|-------------------------|-----------------------|
| Year of Construction | 2009 |
| Bedrooms | 5 |
| Half Bathrooms | 2 |
| Full Bathrooms | 5 |
| Interior Surface approx | 486 m2 - 5,242 Sq.Ft. |
| Exterior Surface approx | 890 m2 - 9,583 Sq.Ft. |
| Parking | 8 |
| Property Type | Single Family |

TECHNICAL SPECIFICATIONS

Nestled in the coveted Upper Mount Royal, this breathtaking contemporary home boasts exceptional workmanship, luxury materials, and state-of-the-art amenities that redefine comfort. Look out the vast windows at the woodland and wildlife of nearby Cartier Park. Step into the entrance foyer, where the dramatic cantilevered, floating staircase sets a welcoming and lavish tone, rising to the sprawling main floor and formal living room. Gather around the gas fireplaces by the grand piano on frosty winter evenings. Look to the family room on the other side, where the sunny west facing balcony overlooks the park. The family room flows into the ultra-modern kitchen, where granite countertops and Italian glass cabinets surround Miele Sub-Zero and Gaggenau appliances. Right outside is an east-facing loggia with a water and fireplace feature. This incredible summer kitchen awaits for an alfresco lunch or late-night cocktails. Wow guests with the 5G theatre room with its own wet bar, and a generous gym with a swim-in-place and treadmill lap pool. Geothermal heating and cooling throughout the indoors plus the dramatic driveway, front stairs, and walkway make winter maintenance a walk in the park. From the marble floors to the soaring 10ft+ vaulted and barreled ceilings, every inch of this luxury property waits to welcome you home.

PROPERTY FEATURES

BEDROOMS

- Total Bedrooms - 5

- Master Bedrooms -
- Suite -

BATHROOMS

- Total Bathrooms - 7

- Full Bathrooms - 5
- Half Bathrooms - 2

OTHER ROOMS

- Great Room
- Ultra-Modern Kitchen
- Formal Living Room
- Dining Room
- Library
- Pantry
- Entrance Foyer
- Family Room
- Piano Room
- 5G Theatre Room
- Gym
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INTERIOR FEATURES

- Exceptional Workmanship, Luxury Materials, And State-Of-The-Art Amenities That Redefine Comfort
- Cantilevered Floating Staircase
- Granite Countertops
- Italian Glass Cabinets
- Marble Floors
- 10Ft+ High Ceilings
- Vaulted Ceilings
- Barreled Ceilings
- Chandelier
- French Door
- Granite Counters
- Crown Molding
- Double Vanity
- Elevator

EXTERIOR AND LOT FEATURES

- Located In The Coveted Upper Mount Royal Concrete Walls
- Roof : Metal
- Construction : Concrete
- Foundation : Poured Concrete
- Barbecue
- Fire Pit
- Private Yard
- Back Lane
- Few Trees
- Front Yard
- Landscaped
- Underground Sprinklers
- Heated Driveway
- Park Views
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HEATING AND COOLING

- Cooling Features: None
- Heating Features: In Floor, Geothermal

POOL AND SPA

- Indoor Treadmill Lap Pool
- Spa

LAND INFO

- Lot Size : 890 m2 - 9,583 Sq.Ft.

GARAGE AND PARKING

- Garage Spaces: 8
- Parking Spaces:

BUILDING AND CONSTRUCTION

- Living : 486 m2 - 5,242 Sq.Ft.
- Year Built: 2009
- Location :
- Topography : City
- Levels or Stories: 3
- Structure Type: Villa
- House Style: Modern
- Furnishing : Furnished

SCHOOL INFORMATION

Education in Canada is generally divided into primary education, followed by secondary education and post-secondary.

- Queen Elizabeth School
- Crescent Heights High School
- Sir Winston Churchill High School
- Calgary French & International School, Calgary
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AMENITIES AND COMMUNITY FEATURES

- Canada has a relatively open-door policy for foreigners looking to buy property, and non-residents have the same ownership rights as residents. There are also some states that have specific guidelines that need to be followed

OTHERS

- Security System
- Walk-In Closet
- Indoor Pool
- In-Home Fitness Center
- Marble Countertop
- Screen Room
- 3 Fireplaces
- Steam Shower
- Wet Bar

ABOUT THE AREA

Canada is a country in North America. Its ten provinces and three territories extend from the Atlantic to the Pacific and northward into the Arctic Ocean, covering 9.98 million square kilometres, making it the world's second-largest country by total area.

Alberta is a province in Western Canada. Its landscape encompasses mountains, prairies, desert badlands and vast coniferous forests. It has more than 600 lakes, and rich mineral deposits. In the west, the Canadian Rocky Mountain Parks have glaciers in the Columbia Icefields. The Waterton Glacier International Peace Park is a biosphere reserve that straddles the southern border with the USA.

Calgary, a cosmopolitan Alberta city with numerous skyscrapers, owes its rapid growth to its status as the centre of Canada's oil industry. However, it's still steeped in the western culture that earned it the nickname "Cowtown," evident in the Calgary Stampede, its massive July rodeo and festival that grew out of the farming exhibitions once presented here