

# \$4,750,000 - 2906 Marquette Street Sw, Calgary

MLS® #A2259299

**\$4,750,000**

4 Bedroom, 6.00 Bathroom, 5,289 sqft

Single Family on 0.22 Acres

Upper Mount Royal, Calgary, Alberta

Welcome to an unparalleled masterpiece in Upper Mount Royal, proudly overlooking the serene beauty of Cartier Park. This is more than a home; it's a statement of exquisite taste and refined living, where over 7,000 sq ft of developed space seamlessly blends style, sophistication, and luxurious amenities. Step into a realm of exclusive privacy and security, beginning with a rare geothermal heating system that extends to the front stairs, and walkway. Inside, discover a grand layout featuring 4 bedrooms plus a versatile flex room, 5 full baths, 2 half baths, and the convenience of an elevator. Architectural brilliance shines through with 10ft+ vaulted and barreled ceilings, complemented by rich oak, marble, and porcelain tile flooring. This is a true Smart Home, offering integrated control over security, heating, lighting, sound systems, TVs, camera surveillance. The welcoming front entrance opens to a dramatic free-standing staircase leading to the main floor's expansive living room, boasting sweeping park views and a double-sided gas fireplace shared with a cozy family room. The family room extends to a sunny west-facing patio, flowing into an ultra-modern kitchen equipped with top-tier Miele and Sub-Zero appliances, granite countertops, lacquered cabinets, an island with a pop-up TV, and two butler's pantries. The formal dining room invites grand entertaining, opening onto a patio with an outdoor kitchen and a stunning water feature. The main floor primary suite is a private



sanctuary, featuring a spa-like ensuite with a steam shower, dual sinks, a large walk-in closet, and a vanity with a behind-mirror TV. A second main floor bedroom with ensuite, a spacious laundry room, and an elegant powder room with an under-lit onyx countertop complete this level. The upper floor reveals two more generous bedrooms, each with an ensuite, alongside a large, naturally lit bonus room. Descend to the first floor to find an impressive, park-view gym, a Swim-in-Place lap pool with a n underwater treadmill, a steam room, and a changing room. Entertainment awaits in the state-of-the-art theatre, boasting 5G projection, 15 plush recliners, a wet bar with a U-line fridge, and a dedicated A/V security room. This level also includes a large, productive office space. The lower floor is a connoisseur's dream, featuring an air-conditioned, humidified wine room and direct access to a 5-car garage with a power rotating platform, a Tesla electric car charger, ample recreational vehicle parking, and even a convenient dog wash. Additional luxuries include hot water on-demand with two storage tanks, a soft water system, and sun-protective automatic awnings on the back patio and front balcony. The back yard is enhanced by a 3-burner BBQ with gas side burners and elegant waterfall. This is a truly one-of-a-kind home in one of Calgary's most prestigious communities. Its incredible location offers access to designated schools, trendy 17th Ave and ease of access to downtown. (id:6289)

Built in 2009

**Essential Information**

Listing #	A2259299
Price	\$4,750,000
Bedrooms	4
Bathrooms	6.00

Half Baths	2
Square Footage	5,289
Acres	0.22
Year Built	2009
Type	Single Family
Sub-Type	Freehold

### Community Information

Address	2906 Marquette Street Sw
Subdivision	Upper Mount Royal
City	Calgary
Province	Alberta
Postal Code	T2T3E3

### Amenities

Amenities	Schools, Shopping
Features	Back lane, Elevator, No Smoking Home
Parking Spaces	6
Parking	Attached Garage, Garage
# of Garages	2

### Interior

Appliances	Refrigerator, Dishwasher, Oven, Freezer, Hood Fan, Window Coverings, Washer & Dryer, Cooktop - Induction
Heating	Geo Thermal
Cooling	See Remarks
Fireplace	Yes
# of Fireplaces	2
# of Stories	3
Has Basement	Yes

### Exterior

Exterior	Concrete
Construction	Poured concrete
Foundation	Poured Concrete

### Listing Details

Listing Office	eXp Realty
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