

# \$4,200,000 - 2700 Carleton Street Sw, Calgary

MLS® #A2182174

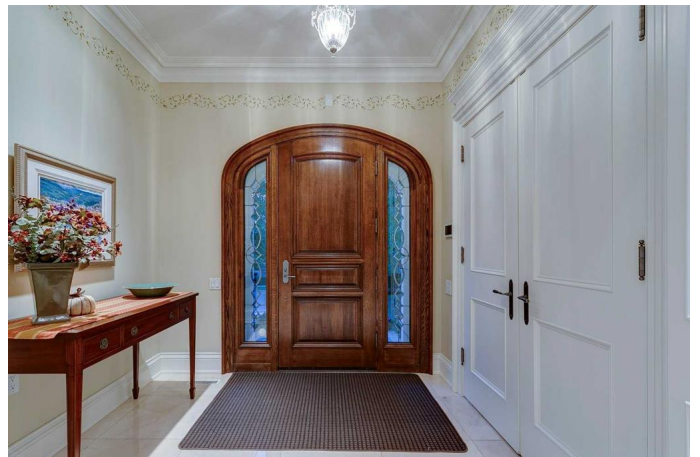
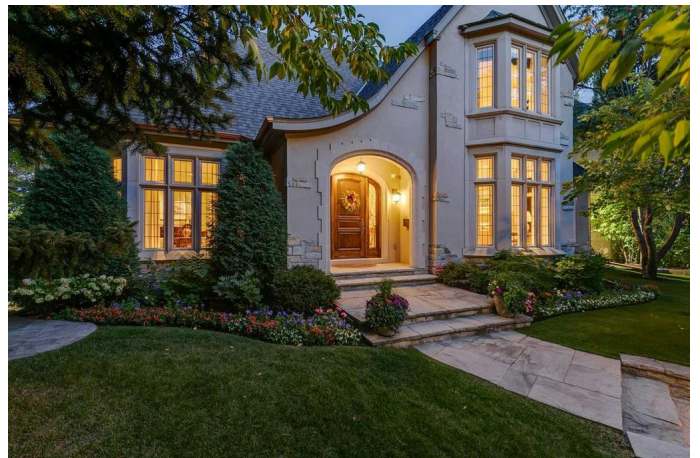
**\$4,200,000**

5 Bedroom, 7.00 Bathroom, 5,214 sqft

Residential on 0.27 Acres

Upper Mount Royal, Calgary, Alberta

This incredible traditional central hall, executive family home is situated on a sweeping 11,969 +/- sq. ft corner lot in the heart of Mount Royal. Featuring over 8,170 sq. ft of elegant living space on 3 levels including 5 bedrooms. The main level exudes sophistication with marble & hardwood floors & crown mouldings plus inviting formal rooms. Foyer with grand staircase, heated marble floors & large skylight. Spacious living room with large windows & gas fireplace. Formal dining room overlooks the pristine yard & provides a grand space for gatherings with access into the chef's kitchen via the butler's pantry, kitchen featuring marble countertops, custom cabinetry, central island with space for seating plus top of the line appliances. The sun-drenched nook area features custom built-in cabinetry with lighting, heated marble floors plus provides access to the patio. Adjacent to the kitchen, the spacious family room opens to a sun-drenched south-facing patio & lush yard, perfect for entertaining & relaxation. The oversized master suite is conveniently tucked away on the main level & is complete with a sitting area, walk-in closet fit for royalty plus a 5 piece ensuite with soaker tub, separate shower, dual sinks encased in marble countertops, plus heated marble floors. Additionally, there is a laundry area with built-in cabinetry & storage with marble countertops, marble floors & separate desk working area. 2 piece guest bath & mudroom with direct garage access.



The upper level boasts 3 spacious bedrooms â€“ two with ensuites, plus a 3 piece guest bath. Currently, the upper level is set up with a childâ€™s play room but this can be converted into a 4th bedroom. Office space with custom built-in bookcases & storage plus den area with another gas fireplace. The fully developed lower level was designed for leisure & entertainment featuring a family room with a gas fireplace, projector & drop-down hidden screen recessed in ceiling & built-in cabinets & bookshelves. The large wrap around bar area is the perfect space to entertain while catching a game on the projector screen or lounge in your temperature controlled wine room with tasting space. Billiards room complete with built-in pool cue rack & storage. Guests with enjoy their private space in the 5th bedroom complete with a 4 piece ensuite. Plus another 4 piece bath with steam shower â€“ perfect for relaxation after your workout! The tranquil, fully landscaped yard is second to none with patio area, walkway to outdoor woodburning fireplace & additional entertaining area. Additional features include heated driveway, sidewalks & steps, double attached garage with BMW dealership tiled & heated floors, vacuflow on all levels, full irrigation system, multi-room sound system with built-in speakers, leaded glass windows & solid wood doors throughout. Enjoy an enviable location close to excellent schools, River Park & Elbow River Pathways, vibrant uptown scene of 17th Avenue, The Glencoe Club & Calgary G&CC.

Built in 2006

## **Essential Information**

MLS® #	A2182174
Price	\$4,200,000
Bedrooms	5
Bathrooms	7.00

Full Baths	6
Half Baths	1
Square Footage	5,214
Acres	0.27
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	2700 Carleton Street Sw
Subdivision	Upper Mount Royal
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T3K9

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Heated Garage, Insulated
# of Garages	2

### Interior

Interior Features	Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Kitchen Island, Storage, Walk-In Closet(s), Wet Bar, Breakfast Bar, Bookcases, High Ceilings, Recessed Lighting, Soaking Tub
Appliances	Bar Fridge, Dishwasher, Dryer, Microwave, Refrigerator, Washer, Oven-Built-In, Gas Cooktop
Heating	In Floor, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	5
Fireplaces	Gas, Wood Burning
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Corner Lot, Irregular Lot, Landscaped, Underground Sprinklers, Private, Treed
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 22nd, 2025
Days on Market	3
Zoning	R-CG

### **Listing Details**

Listing Office	RE/MAX Real Estate (Central)
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