

**1106 Frontenac Avenue SW
Calgary, Alberta**

MLS # A2078340



\$3,575,000

Division:	Upper Mount Royal		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,453 sq.ft.	Age:	2018 (6 yrs old)
Beds:	4	Baths:	4 full / 2 half
Garage:	Alley Access, Heated Garage, Secured, Triple Garage Detached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Back Yard, Fruit Trees/Shrub(s), Front Yard, Lawn, Garden, Land		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Concrete, Hardwood, Stone, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Walk-Out To Grade	LLD:	-
Exterior:	Cement Fiber Board, Stone	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Breakfast Bar, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Pantry, Soaking Tub, Steam Room, Stone Counters, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound		
Inclusions:	Lower Level Dishwasher, Wine Fridge & Kegerator, Main Level Deck TV		

Beautiful 4 bed/6 bath french farmhouse inspired home located along tree-lined Frontenac Avenue in one of Calgary's most discerning communities, Upper Mount Royal. This house was meticulously designed and built in 2018 with an exterior that boasts extensive stonemasonry in the front and rear, rich dark brown hardie board and stunning porthole windows. As you enter you'll notice the tall 10 foot ceilings throughout most of the house. On your left is a warm office/den perfect for working from home and on your right is a spacious dining room ideal for hosting family dinners. Notice the rustic light fixtures that light up the stunning engineered hardwood floors leading you around the corner to the powder room or down the hallway to the main living area with a lovely breakfast nook and towering ceiling. You can cozy up and relax in a warm living room heated by a gas fireplace with rustic stonemasonry finishing. Adjacent is a chef inspired kitchen with distressed cabinetry, large island, granite countertops, subway tile backsplash, Wolf stove, Wolf steam oven and oversized Sub-Zero fridge. Exiting the kitchen you'll pass through one of two distressed sliding barn doors that lead you into the main floor mudroom or into the butler's pantry with heated flooring. Upstairs are three air conditioned bedrooms with vaulted ceilings and each has an ensuite with heated flooring. The primary bedroom was meticulously planned with an attached laundry room, lengthy walk-in closet with rich brown built-ins, exquisite ensuite comprised of a steam shower, grand soaker tub surrounded by weathered glass feature walls and his/her sinks with exceptional hexagonal tile backsplash. The primary bedroom feels like the perfect size to retreat and relax after a long day. One of the most incredible aspects of this home is its large 0.18 acre lot

permitting a bright walkout basement. On the lower level, you'll see the indestructible heated epoxy concrete flooring and massive recreation room, perfect for relaxing with your family, playing pool or watching your favorite sporting event. The recreation room has a gas fireplace, beautiful barn wood feature wall and wet bar with wine racks, fridge, dishwasher and kegerator. The lower level also contains a workout room, fourth bedroom with ensuite, half bathroom and a full bathroom with oversized steam shower. The home has been designed with two high-end Trane furnaces, air purification system, central vac., water softener, filtered water and instant hot water. Continue on outside through your secondary lower level mudroom to enjoy a quiet evening in your private backyard complete with patio and hot tub. Alternatively, entertain on your main floor deck, complete with a third gas fireplace and hidden exterior TV. Other impressive features of this home include a triple detached heated garage with dehumidifier, security system with 5 point locking systems on entry/exit doors and home entertainment system with Sonos speakers throughout.