



**CORY PELCHAT**  
REALTOR®  
GRASSROOTS REALTY GROUP LTD.

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**1114 Talon Avenue SW**  
**Calgary, Alberta**

**MLS # A2146147**



**\$4,999,999**

<b>Division:</b>	Upper Mount Royal		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	4,090 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	5 full / 1 half
<b>Garage:</b>	Triple Garage Detached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding, Stucco	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Built-in Features, Chandelier, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Walk-In Closet(s)		

**Inclusions:** na

Introducing "Charlotte," a grand Hamptons-style estate home situated on the most desirable tree-lined street in exclusive Mount Royal, directly across from Talon Park. Built by the renowned Trickle Creek Homes, this architectural gem epitomizes the perfect blend of indoor and outdoor living. The charming East Coast contemporary design seamlessly combines style, functionality, and tranquillity. Spanning an impressive 5,590 square feet of living space, this remarkable residence boasts four (potentially five) bedrooms and sets a new quality standard. As you step inside, the allure of 10 ft ceilings and light oak hardwood flooring immediately captures your attention. Abundant natural light pours in through expansive windows, enhancing the beauty of the interiors and fostering an airy, welcoming atmosphere. Thoughtfully selected built-ins, designer lighting, wall treatments, window coverings, and fixtures elevate the already stunning aesthetic, adding an extra touch of luxury. The kitchen, designed for both daily living and grand entertaining, is a dream for culinary enthusiasts. Equipped with top-of-the-line Wolf and Sub-Zero appliances, a coffee bar, and a wine wall, it ensures unparalleled quality and performance. The sleek design and oversized quartzite island make this space as visually pleasing as it is functional. Connected to the kitchen is a formal dining room with a built-in buffet and a cozy living room adorned with a wood-burning fireplace. A year-round heated patio off the speakeasy/lounge top the front of the home, complete with bar taps, and an additional patio at the back of the home seamlessly extend the living area, inviting you to embrace the outdoors with phantom screens and recessed heaters. Upstairs, the primary suite offers an oasis of luxury and comfort. Complete with a spacious bedroom, en-suite bathroom, and

generous his-and-hers closets, this suite is designed to fulfill your every need. It also features a private home office, catering to those seeking both productivity and an active lifestyle, plus a rooftop patio offering stunning park views. The secondary bedrooms are equally impressive, each with its own walk-in closet and en-suite bathroom. The basement serves as a true haven for family entertainment, boasting a games and recreation area, gym, and home spa complete with sauna. Additionally, one bedroom with an en-suite completes the lower level, making it perfect for teenagers or guests. For added convenience, a heated triple garage with access to a paved alley provides the luxury of indoor parking. Close to top-rated schools, stunning parks, the Glencoe Club, and shopping, Mount Royal is a coveted neighbourhood with a rich history that captures the essence of refined inner-city living. Estimated completed Fall 2025.