



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

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**915 24 Avenue NW**  
**Calgary, Alberta**

**MLS # A2165072**



**\$2,790,000**

<b>Division:</b>	Mount Pleasant		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,491 sq.ft.	<b>Age:</b>	2013 (11 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	5 full / 2 half
<b>Garage:</b>	Quad or More Detached		
<b>Lot Size:</b>	0.20 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Lawn, Landscaped, Underground Sprinklers, Yard Lig		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Concrete, 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>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bar, Beamed Ceilings, Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound

**Inclusions:** All TV's and mounts, All AV and sound equipment, Rack and components, Pull down bar in gym, Projector, screen & movie posters in theatre room, Kinetic system, Basement bar built in dishwasher, Exterior speakers, Alarm hardware, All drapes. Carriage suite range hood, electric stove, fridge, built-in dishwasher, stacked washer/dryer, microwave.

Nestled in the coveted Mount Pleasant neighborhood, this exceptional custom home sits on a south-facing 181' deep lot, just steps from the scenic Confederation Park. A standout feature is the expansive \$550K 4-car garage, topped with a newly constructed legal carriage suite, epitomizing bespoke luxury. Designed by renowned architect John Haddon and meticulously crafted by Jason Jakeman of Essex Homes, this residence showcases high-end custom design, with interiors by the esteemed Ella Berry. Upon entry, the main level captivates with opulent engineered walnut floors and soaring ceilings. The front piano/music room features exquisite custom wainscoting, marble-like flooring, and luxurious wall treatments. A sleek glass-walled office/den leads to a dramatic 3-story spiral staircase, ascending to the library and hidden door or descending to the wine room. The grand living room, with a striking floor-to-ceiling stone fireplace, seamlessly flows into the dining area, which boasts elegant, beamed ceilings and sweeping views of the meticulously landscaped backyard. The home's lighting was thoughtfully designed to highlight art pieces throughout. The gourmet kitchen is a chef's dream, featuring bespoke wood cabinetry, luxurious granite countertops, an expansive island with seating, a built-in tech center, premium appliances, and a hidden butler's pantry. The main level also includes a stylish mudroom with ample storage and two sophisticated powder rooms. On the second level, Acacia hardwood floors lead to three opulent bedroom suites, each with custom walk-in closets and private ensuites. The primary retreat is a sanctuary with cedar vaulted ceilings, a cozy fireplace, and French doors opening to a Juliet balcony. It also features custom his-and-hers walk-in closets (hers designed to emulate the "Sex and the

City&rdquo; closet) and a lavish 6-piece ensuite with a concrete trough sink, a freestanding soaker tub with a ceiling-mounted waterfall faucet, and a double steam shower. The basement is an entertainer&rsquo;s paradise, with in-floor heating and custom acidized concrete floors. It includes a spacious family room with a fireplace, a large wet bar, a climate-controlled wine cellar, and a generously sized media room that extends under the back yard for movie or game nights. The space also features a fully equipped gym, a fourth bedroom, and a chic 3-piece bath. Confederation Park is just steps away, where you have tobogganing, cross country skiing, outdoor rinks, the golf course and fire pits for personal enjoyment. Also close by are other community amenities including an outdoor pool in the summer, indoor sportsplex for winter activities, the Winter Club, Nosehill Park and pump track. This community has so much to offer and is 8 minutes to downtown and minutes to transit. Don&rsquo;t miss out on this exceptional home.