

**1311 Prospect Avenue SW**  
**Calgary, Alberta**

**MLS # A2288707**



**\$3,429,000**

<b>Division:</b>	Upper Mount Royal		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,821 sq.ft.	<b>Age:</b>	1999 (27 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Heated Garage		
<b>Lot Size:</b>	0.27 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Dog Run Fenced In, Fruit Trees/Shrub(s), Garden, La		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Slate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Cedar, Stone, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Storage, Tray Ceiling(s), Wired for Sound		
<b>Inclusions:</b>	Central Vacuum/Attachments, All Window Coverings, Desk, Credenza, Primary Bedroom TV		

AN OPPORTUNITY TO OWN AN OUTSTANDING MOUNT ROYAL RESIDENCE.... Architecturally designed by MARVIN DEJONG, constructed by WATERFORD HOMES, this traditional residence is a statement to Timeless Design and Premium Craftsmanship. EXTERIOR: Tasteful curb appeal echoes the quality of build. Wrapped in red brick with sandstone accent, landscaped by AVANT GARDENS, this lot of over 11,000 sqft offers a thoughtful mix of trees, shrubs, perennials and excellent privacy. INTERIOR: Hosting over 5400sqft of premium living area, the residence was designed for both family and entertaining. The main level is Gorgeous with beautifully appointed spaces, featuring solid maple flooring, banks of large windows, 2 fireplaces, tray ceilings, 10in baseboards and custom cabinetry throughout. The kitchen entices good conversation and delicious cuisine. An Ultraline 6 burner gas stove, Subzero Refrigerator, Bosch Dishwasher are among the top of the line appliances. Granite counters, maple cabinetry and a large sunny eating nook frame the kitchen. UPPER LEVEL: A wide staircase leads to the bright level basking in sunshine. Bedrooms are large and deluxe. Custom cabinetry accents each room. The Primary Bedroom features a bank of south facing windows, large ensuite and walk in closet. Two additional beautiful bedrooms enjoy their own ensuite. A 4th bedroom provides the flexibility to be a bright sunny office. LOWER LEVEL: A terrific family level with in-floor heat, high ceilings and ample windows. It features a cozy family room with gas fireplace, large flex room, full bath and two additional bedrooms. Great storage as well! PARKING: Parking is ample; hosting a double garage and a 4 car exterior driveway. Additional garage bonus includes: Heated, built-in storage lockers, open shelving, suspended

storage and epoxy floor. Enjoy the easy walk to excellent schools, parks, city center and Glencoe Club.