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# 2703 Carleton Street SW
# Calgary, Alberta

## MLS # A2340856



# $3,195,000

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|---|---|---|---|
| **Division:** | Upper Mount Royal | | |
| **Type:** | Residential/House | | |
| **Style:** | 2 Storey | | |
| **Size:** | 3,537 sq.ft. | **Age:** | 1983 (43 yrs old) |
| **Beds:** | 4 | **Baths:** | 3 full / 1 half |
| **Garage:** | Double Garage Attached | | |
| **Lot Size:** | 0.21 Acre | | |
| **Lot Feat:** | Back Yard, Close to Clubhouse, Front Yard, Irregular Lot, Landscaped, Level, | | |

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| **Heating:** | Forced Air, Natural Gas | **Water:** | - |
| **Floors:** | Hardwood, Tile | **Sewer:** | - |
| **Roof:** | Asphalt Shingle, Metal | **Condo Fee:** | - |
| **Basement:** | Full | **LLD:** | - |
| **Exterior:** | Stucco, Wood Frame | **Zoning:** | R-CG |
| **Foundation:** | Poured Concrete, Preserved Wood | **Utilities:** | - |

**Features:** Bookcases, Built-in Features, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Skylight(s), Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound, Wood Windows

**Inclusions:** All attached lighting fixtures

Set on a quiet, tree-lined street in historic Upper Mount Royal, this extraordinary craftsman style residence blends period character with modern convenience. Taken to the studs in the early 2000s, the home was reimagined with architecture and interior design by Richard Linseth and construction by Barham Construction, with all mechanical systems upgraded. Meticulously crafted, it showcases stunning millwork, carved wood features, curated built-ins and graceful archways. With soaring ceilings and storybook details, it feels like living at the Banff Springs in Upper Mount Royal, a fairytale home designed for modern family living. A spacious foyer with gorgeous oak and slate tile flooring welcomes you into this elegant home. The sophisticated dining room, ideal for entertaining, features designer lighting and luxury Canadian mural wallpaper. The dream kitchen pairs function with artistry, offering a statement chandelier, custom pantry and storage, concealed appliance/coffee bar with pocket doors, striking blue and green mosaic granite, stained glass windows, Fulgor Milano gas range and Fhiaba oversized fridge/freezer. A charming breakfast nook with bench seating and a custom circular kitchen table by Smiddy Stegman and Möbius overlooks the lush backyard sanctuary. The sun filled living room features a gas fireplace and bay window with built-in bench and storage. French doors lead to a spectacular custom library by Smiddy Stegman, with extensive bespoke bookshelves and millwork, additional storage and a second gas fireplace. Beyond, a vaulted den with skylights offers versatile space for family living, hobbies or a home office. Upstairs, a spacious laundry area and renovated 4pc bath accompany two generous bedrooms, separated from the luxurious primary retreat by a dramatic catwalk overlooking the foyer. The primary features vaulted ceilings, a

statement chandelier, sun drenched sitting bench with hidden storage, custom walk-in closet and sumptuous 5pc ensuite with deep soaker tub and granite tiled shower. The tiled lower level offers a mudroom, abundant storage, dedicated home gym with mirrored walls and rubber flooring, fourth bedroom with new plush carpeting, renovated wine room with custom cabinetry and beverage fridge, 3pc bath and direct access to the heated double garage with epoxy flooring and premium slat-wall storage. Outside, PLANTA professional landscaping and lighting, Gemstone permanent lighting and a new composite fence create a private, lush sanctuary. The expansive stone terrace with built-in BBQ is ideal for entertaining, while sunny southwest exposure and a lot that pies out to 75' at the rear offer rare privacy. An easy walk to Marda Loop and 17th Avenue shopping and dining, and just minutes to the DT Core, this exceptional residence brings craftsmanship, character and modern luxury together beautifully.

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