

# \$2,975,000 - 3006 5a Street Sw, Calgary

MLS® #A2191168

**\$2,975,000**

4 Bedroom, 4.00 Bathroom, 3,465 sqft

Residential on 0.14 Acres

Rideau Park, Calgary, Alberta

Presenting a one-of-a-kind opportunity: unique, opulent property that took years to design and build utilizing renowned architects Dejong Studio and builder Triangle Enterprises. Upon entering the home you are awed by a grand, overbuilt, wrought iron and glass staircase which serves as a divider for the warm living room and the massive chefs kitchen complete with top of the line appliances. An expansive island lends to entertaining while serving as hidden storage, intricate woodwork and a stunning layout must be seen in person to be truly appreciated so feel free to tour noting the impeccable attention to detail throughout. Walk upstairs and you will notice stately handcrafted bookshelves en route to the west facing open air office space. Natural light emanates from all directions due to the large, refined windows. Come see for yourself the moving walls, gym space for the athlete in your family, glass floors, and a floating lounge. Gigantic space abounds complemented by mahogany clad walls, clean lines, custom cabinetry, a copper roof on both the home and garage along with heated flooring on all three levels providing comfort and elegance combined with functional living. For those interested, please inquire further as I would be happy to relay how this engineering marvel operates. Two gracious bedrooms on the second level with en suite baths with two more large bedrooms on the lower lever, accomodating anyone from empty nesters to families aspiring to divide



living quarters for maximum privacy. The east facing, glass enclosed patio overlooks the backyard, an outdoor shower, and a heated garage equally as elegant and equipped as the home. Park your cars or work on that project you are passionate about while organizing tools and sports equipment via the built in storage system. If you desire a space that melds art and sophistication with functional living, this is the home for you! Rideau Park is centrally located within the city of Calgary and this one of a kind home is mere steps from shopping, entertainment, schools, the river and multiple parks. Treat yourself with inspiring views both inside and outside, while imagining how fortunate you are to have chanced upon this luxury property.

Built in 2009

### **Essential Information**

MLS® #	A2191168
Price	\$2,975,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,465
Acres	0.14
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	3006 5a Street Sw
Subdivision	Rideau Park
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T2S 2G6

### Amenities

Parking Spaces	2
Parking	Heated Garage, Alley Access, Double Garage Detached, Oversized, Workshop in Garage
# of Garages	2

### Interior

Interior Features	Bookcases, Breakfast Bar, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Soaking Tub, Walk-In Closet(s), Beamed Ceilings, Ceiling Fan(s), Closet Organizers, Natural Woodwork, See Remarks, Smart Home, Storage
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Built-In Gas Range, Garage Control(s), Wine Refrigerator
Heating	In Floor, Forced Air, Boiler
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior Features	Balcony, Lighting, Barbecue, Fire Pit, Outdoor Shower, Private Yard, Storage, Uncovered Courtyard
Lot Description	Back Lane, Back Yard, Level, See Remarks, Front Yard, Lawn, Low Maintenance Landscape, Private, Rectangular Lot, Underground Sprinklers
Roof	See Remarks, Other
Construction	Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	February 1st, 2025
Days on Market	90
Zoning	R-CG

### Listing Details

Listing Office                      Real Estate Professionals Inc.

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