

\$4,250,000 - 3009 Champlain Street Sw, Calgary

MLS® #A1105966

\$4,250,000

6 Bedroom, 6.00 Bathroom, 5,555 sqft
Residential on 0 Acres

Upper Mount Royal, Calgary, Alberta

Welcome to 3009 Champlain Street! This stately manor was originally constructed to embody the traditional, old world charm of many of the original Mount Royal mansions. Sharp peaks are offset by arched windows and doors set into an exterior entirely clad in brick and sandstone. The front entrance sits atop a lit brick walkway with steps flanked with sandstone walls and lined by spectacular gardens. Nothing was overlooked in the architectural and interior design. The views of the park and the city skyline are absolutely spectacular, the entertaining backyard is magical and the care and attention to detail from the gardens to the maintenance are truly impressive. The backyard features beautiful terraces, a built-in BBQ kitchen, covered outdoor living rooms, a waterfall feature, black iron fencing and magnificent mature trees canopying over the gardens. The home boasts over 7740 SF of luxurious family and entertaining space and features four upper level bedrooms and two lower level bedrooms. As you enter through the 48-inch solid wood front door, you are greeted by a formal foyer with a soaring ceiling. As you gaze above, the open hallway presents a marvelous art gallery space. The formal living room area features a music room, library, and ambient wood burning fireplace separating this lovely space from the elegant formal dining room. The custom opulent kitchen features pearlized cabinetry, a Chefâ€™s island and a bespoke entertaining island. A sunny breakfast nook opens to the



outdoor terraces and the adjoining family room features another cozy wood-burning stone fireplace. A secret "Harry Potter" back stairwell leads to the upper level bedroom quarters. Each of the children's bedrooms are spacious and feature quaint details. The master suite encompasses the entire southern wing of the upper floor and showcases a luxurious ensuite, gigantic walk-in closet, a sitting area and its own covered deck overlooking the vistas and views set beyond. A private office/den features two desk areas with rich built-in cabinetry and a large shower room is set off the back mudroom for washing off your favorite pet. The lower level is set up as an entertaining haven with room for two pool tables, a theatre area, a dumb waiter from the upper level kitchen, another mudroom, a Tuscan wine cellar, two more bedrooms and a full bathroom. Access to the oversized triple garage is off the lower mud room and features a workshop and private storage. This is truly one of the most magnificent estate homes ever to be offered for sale in a pinnacle location! Please click onto the brochure link for the digital marketing brochure and floor plans.

Built in 1995

Essential Information

MLS® #	A1105966
Price	\$4,250,000
Bedrooms	6
Bathrooms	6.00
Full Baths	4
Half Baths	2
Square Footage	5,555
Acres	0.00
Year Built	1995
Type	Residential

Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	3009 Champlain Street Sw
Subdivision	Upper Mount Royal
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 3J7

Amenities

Parking Spaces	3
Parking	Triple Garage Attached, Insulated, Garage Door Opener, Garage Faces Front, Heated Driveway, Heated Garage, Tandem, Workshop in Garage
# of Garages	3

Interior

Interior Features	Bar, Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Pantry, Soaking Tub, Steam Room, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Built-In Refrigerator, Dishwasher, Double Oven, Dryer, Garage Control(s), Garburator, Gas Dryer, Gas Range, Humidifier, Microwave, Oven-Built-In, Range, Range Hood, Refrigerator, Warming Drawer, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full
Fireplace	Yes
# of Fireplaces	4
Fireplaces	Basement, Dining Room, Double Sided, Family Room, Gas, Gas Starter, Living Room, Mantle, Masonry, Master Bedroom, Raised Hearth, See Through, Wood Burning

Exterior

Exterior Features	Awning(s), Built-in Barbecue, Fire Pit, Garden, Lighting, Storage
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Lot Description	Back Yard, Lawn, Garden, Landscaped, Underground Sprinklers, Treed, Views
Roof	Asphalt Shingle
Construction	Brick, Stone, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 23rd, 2021
Days on Market	196
Zoning	R-C1

Listing Details

Listing Office Courtesy Of COLDWELL BANKER COMPLETE REAL ESTATE

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