



CORY PELCHAT
 REALTOR®
 GRASSROOTS REALTY GROUP LTD.

780-933-9938
 pelchatsold@gmail.com

3207 Alfège Street SW
Calgary, Alberta

MLS # A2264060



\$3,250,000

Division:	Upper Mount Royal		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,971 sq.ft.	Age:	2025 (0 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Alley Access, Double Garage Detached, Heated Garage, Insulated		
Lot Size:	0.11 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood, See Remarks	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	See Remarks, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Pantry, See Remarks, Walk-In Closet(s)		

Inclusions: NA

Sen Homes presents a stunning new estate home in the prestigious community of Upper Mount Royal, crafted to the highest standards and ready for occupancy. WITH 4,383 sq.ft. of meticulously developed living space, this home features three spacious upstairs bedrooms, each with walk-in closets and luxurious en-suites equipped with heated floors; the primary suite includes a steam shower and dedicated makeup counter. The main floor is thoughtfully designed with a custom mudroom, butler's pantry, private office, formal dining room, and an open-concept kitchen and living area. White oak hardwood flooring spans the main and upper levels, with hardwood accents continuing into the basement. Premium finishes include solid core doors and extensive custom millwork such as office built-ins and a coffee station in the primary suite. The fully developed lower level boasts a gym, an additional bedroom, a full bathroom, smart strand silk carpet and a generous recreation area complete with a stunning wet bar. Noteworthy highlights include European-style black-framed tilt-and-turn windows, in-floor heating in the basement, elegant architectural arches, updated hardware throughout, and more. Situated on a quiet, tree-lined street with a sunny west-facing backyard, the outdoor space includes a large deck with two gas lines (for BBQ and fire table/heater) and an oversized double garage that is insulated, drywalled, painted, & heated—this home is the epitome of luxury and function in one of Calgary's most sought-after neighborhoods.