

**1114 Talon Avenue SW**  
**Calgary, Alberta**
**MLS # A2195967**

**\$4,999,999**

|                  |                                    |               |                  |
|------------------|------------------------------------|---------------|------------------|
| <b>Division:</b> | Upper Mount Royal                  |               |                  |
| <b>Type:</b>     | Residential/House                  |               |                  |
| <b>Style:</b>    | 2 Storey                           |               |                  |
| <b>Size:</b>     | 4,090 sq.ft.                       | <b>Age:</b>   | 2025 (0 yrs old) |
| <b>Beds:</b>     | 4                                  | <b>Baths:</b> | 5 full / 1 half  |
| <b>Garage:</b>   | Triple Garage Detached             |               |                  |
| <b>Lot Size:</b> | 0.17 Acre                          |               |                  |
| <b>Lot Feat:</b> | Back Yard, Front Yard, See Remarks |               |                  |

|                    |  |                   |      |
|--------------------|--|-------------------|------|
| <b>Heating:</b>    | Forced Air   | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Hardwood, Tile   | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full   | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Brick, Composite Siding, Stucco  | <b>Zoning:</b>    | R-C1 |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Bar, Built-in Features, Chandelier, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Walk-In Closet(s) |                   |      |

**Inclusions:** N/A

Introducing Charlotte – an unparalleled Hamptons-style estate nestled on Mount Royal's most coveted tree-lined street, directly across from Talon Park. Built by the acclaimed Trickle Creek Homes, this architectural masterpiece harmonizes style, functionality, and serenity. With 5,590 square feet of luxurious living space, Charlotte features four bedrooms, with the option for a fifth, setting a new standard for elegance. Step inside and be greeted by soaring 10-foot ceilings, light oak hardwood floors, and an abundance of natural light pouring through expansive windows. Thoughtfully designed built-ins, designer fixtures, and exquisite wall treatments elevate the aesthetic, creating a refined atmosphere of luxury. The kitchen is both a showpiece and a functional hub, boasting premium Wolf and Sub-Zero appliances, a built-in coffee bar, a wine wall, and a sleek quartzite island – perfect for both daily living and grand entertaining. Adjacent to the kitchen, the formal dining room with a built-in buffet and cozy living room with a wood-burning fireplace offer seamless spaces for connection. Outdoors, a year-round covered patio invites you to entertain in style, showcasing phantom screens and recessed heaters while another patio at the front of the home offers additional outdoor living space with unparalleled views of Talon Park. Upstairs, the primary suite is an oasis of luxury, featuring a spa-like en-suite, dual walk-in closets, and a private office with access to a rooftop patio offering stunning park views. The fully finished basement is designed for family entertainment, with a games area, gym, and home spa complete with a sauna. A guest bedroom with an en-suite ensures privacy and comfort for visitors or teenagers. The heated triple garage provides convenient indoor parking. Located near top-rated schools, parks, the Glencoe Club, and shopping, Mount Royal is

a prestigious neighbourhood that epitomizes refined inner-city living. Estimated completion is Fall 2025.