

**2823 11 Avenue NW
Calgary, Alberta****MLS # A2255543****\$2,000,000**

Division:	St Andrews Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,679 sq.ft.	Age:	2009 (16 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Triple Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Interior Lot, Landscaped, Lawn, Rectangular Lot, Street View		

Heating: In Floor, Forced Air, Natural Gas**Water:** -**Floors:** Carpet, Hardwood, Tile**Sewer:** -**Roof:** Asphalt Shingle**Condo Fee:** -**Basement:** Finished, Full**LLD:** -**Exterior:** Stone, Stucco, Wood Frame**Zoning:** R-CG**Foundation:** Poured Concrete**Utilities:** -**Features:** Bookcases, Built-in Features, Chandelier, Closet Organizers, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s), Wet Bar, Wired for Sound**Inclusions:** home automation system and all attached TVs

Welcome to this exquisite custom-built residence by Tribeca Homes, ideally positioned on a 55' south-facing walk-up lot in the prestigious St. Andrews Heights. From the moment you arrive, the captivating curb appeal and charming front porch invite you to envision tranquil evenings at home. Step inside to soaring ceilings and impeccable craftsmanship, highlighted by over 4,090 sq ft of meticulously developed living space. Featuring site-finished walnut hardwood floors, solid core doors, detailed millwork, and elegant coffered ceilings, this home blends luxury with warmth. The grand travertine-tiled foyer impresses with a dramatic 19' ceiling. French doors reveal a private home office adorned with custom built-ins and maple crown molding. The formal dining room offers paneled walls, a picture window, and a recessed ceiling detail — perfect for entertaining. The gourmet kitchen is a chef's dream, outfitted with rich maple cabinetry, a massive 9' granite island, and premium appliances including a Viking 6-burner gas cooktop with griddle, dual Viking wall ovens, Miele dishwasher, and a panelled fridge. A butler's pantry connects the kitchen to the dining room, featuring a built-in Miele espresso machine and wine cooler. Adjacent, a bright breakfast nook opens to a raised south-facing deck — ideal for alfresco dining. The spacious living room is bathed in natural light and anchored by a stone-surround gas fireplace with custom built-ins, creating a warm, inviting atmosphere. Upstairs, a generous landing overlooks the foyer and leads to three large bedrooms, each with ensuite access. The luxurious primary suite is a private retreat, complete with a cozy sitting area, gas fireplace, Juliet balcony with treetop views, custom walk-in closet, and an opulent 6-piece ensuite featuring heated floors, dual vanities, a jetted tub, and steam shower. The

fully developed walk-up lower level is designed for entertaining and relaxation, boasting a large family/media room with a gas fireplace, an elegant wet bar with raised granite counters, bar fridge, and dishwasher, plus a show-stopping wine cellar with cedar shelving for 400 bottles, enclosed by wrought iron gates. This level also includes a spacious bedroom, full bath, and a versatile flex room with cork flooring — ideal as a gym or studio. Outside, enjoy a spacious backyard with lush green space and a triple detached garage. A covered patio offers a welcoming space for additional seating or a hot tub. Don't miss this rare opportunity to own a stunning, custom home in one of Calgary's most sought-after communities!