

**230 11A Street NE**  
**Calgary, Alberta**

**MLS # A2256949**



**\$1,999,000**

<b>Division:</b>	Bridgeland/Riverside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,905 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Alley Access, Triple Garage Detached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Garden, Landscaped, Lawn		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco	<b>Zoning:</b>	RCG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Bookcases, Central Vacuum, Closet Organizers, Wired for Sound		

**Inclusions:** N/A

Exceptional PAUL LAVOIE designed masterpiece with spectacular finishings located in the established community of Bridgeland. An iron/glass pivoting front door welcomes you into this open concept luxurious home flooded with natural light. Hardwood flooring on the main and upper levels, including stairs, as well as hand-selected light fixtures throughout. Main floor features front office, inviting lounge with glass fireplace, great room with additional fireplace, and functional mudroom. The kitchen features Ceaserstone countertops, high-end Meile appliances including double refrigerator, wall oven plus a huge island with built-in cabinetry. Upper-level features 3 bedrooms, each with its own full bathroom, plus a loft, including a spacious master spa-like ensuite with Aspen White marble flooring & walk-in closet. Lower level is perfect for entertaining with a large entertainment/game room, wet bar, additional bedroom with full bathroom & fitness room. Backyard is a private oasis in the inner city, complete with artesian brick pizza oven. Within walking distance to trendy shops, restaurants, schools & downtown