

**2543 11 Avenue NW
Calgary, Alberta**
MLS # A2157701

\$3,397,000

| | | | |
|------------------|--|---------------|------------------|
| Division: | St Andrews Heights | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 4,420 sq.ft. | Age: | 2022 (2 yrs old) |
| Beds: | 6 | Baths: | 4 full / 1 half |
| Garage: | On Street, Triple Garage Detached | | |
| Lot Size: | 0.15 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Front Yard, Landscaped, Underground Sprinklers | | |

| | | | |
|--------------------|-------------------------|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Hardwood, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Stucco | Zoning: | R-C1 |
| Foundation: | Poured Concrete | Utilities: | - |

Features: Built-in Features, Chandelier, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Skylight(s), Smart Home, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound

Inclusions: Garage controls, all window coverings

OPEN HOUSE Sunday November 24 11-1pm - OFFERING EXCEPTIONAL VALUE in one of the NW's top communities of St. Andrew Heights. Located on a quiet street, 2 minutes to walking paths, this home is perfectly situated for outdoor enthusiasts. Thoughtfully designed, this 6000+ sq.ft. home is a perfect fit for families & those who love to entertain. There are a total of 6 bdrm & 5 bathrooms making it ideal for those looking to accommodate a larger family. Inspired by a French Chateau, this modern home has been meticulously designed. You will immediately appreciate the level of detail & quality craftsmanship. Welcome your guests to your 11" wide foyer, 3-tiered 10' coffered ceiling with skylight and double diamond chandelier. The white oak floors are exquisite & flow beautifully into your living room featuring a 42" fireplace & huge picture window. The dining room is elegant & sophisticated with a Swarovski crystal chandelier & convenient walk-through double butler pantry with beverage center & wine fridge. The bright chef inspired kitchen shines with custom cabinetry, a 9X5 island, incredible storage, full height Caesarstone backsplash, & high-end appliances. The Kitchen nook offers a comfortable spot to relax in the sun & provides easy access to the large south facing backyard perfect for outdoor entertaining. The great room is appropriately named & features two full walls of custom cabinetry with a stunning fireplace, gorgeous built-ins a perfectly situated television for you entertaining pleasure. The 3" solid oak open riser staircase with custom laser-cut chrome glass railing, winding around the 5x8 open sky light with 5 Italian chandeliers brings you to the second level. The upstairs offers a total of four bdrms all designed with walk-in closets and each offering access to an ensuite with heated floors. The additional lounge/flex area is

also a perfect place to relax or study. The grand primary bedroom has double doors, a two-sided fireplace, incredible walk-in closet with floor-to-ceiling cabinets with a clever walk through to the main laundry. The ensuite is a showstopper with its 66X36 black tub, Caesarstone floating vanity with make-up area, heated floors & steam shower. The basement offers 2 additional bdrms, large recreation room with bar, gym and a 11X5 stunning glass enclosed wine room. Additional features include a security system & 6-zone sound system easily accessed through two iPads or your smartphone. The triple detached garage is heated & is equip with a gas heater, 220V service, epoxy flooring and plenty of storage. You will also appreciate the fully paved back lane as you come & go each day. Fully landscaped front & back, you will truly enjoy spending time in this south facing back yard with a 900 sq.ft. Batu wood deck, a private cedar fence. St. Andrews Heights is a wonderful place to call home, close to The University of Calgary, Foothills & Children's Hospitals, McMahon Stadium & countless restaurants & amenities. Exceptional value.