

**2823 11 Avenue NW
Calgary, Alberta**

MLS # A2198107



\$2,395,000

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		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Walk-Up To Grade	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, All Attached TVs		

What a jewel! Welcome to this incredible custom boutique build by Tribeca Homes. Sitting on an impressive 55' South rear facing walk-up in St Andrews Heights, the attractive curb appeal will instantly entice as you make your way up the steps and picturing yourself unwinding on the front porch. Stepping inside you will find soaring ceilings, exceptional millwork, coffered ceilings, solid core doors, and site finished walnut flooring. Thoughtfully designed integrating design and function throughout this 4,090+ sq ft of developed living space, a spacious travertine tiled foyer greets you with a 19' ceiling. Step up to the main living quarters where you'll find French doors leading to a phenomenal home office with coffered ceiling, maple crown moulding and custom built-ins. Opposite to the office is the formal dining room with beautiful panelled walls, large picture window, and recessed ceiling with crown moulding. The dining room leads to the kitchen through a butlers pantry where you'll find a built-in Miele espresso coffee machine and wine cooler. Culinary enthusiasts will fall in love with the dreamy kitchen with its rich maple cabinetry, expansive 9' island with thick granite countertops, and a deluxe appliances such as Viking 6-burner gas cooktop with griddle, 2 Viking built-in wall ovens, Miele dishwasher, and panelled fridge. A charming nook surrounded by windows with a coffered feature on the ceiling is ideal for everyday meals and leads to the raised South exposed deck for diners al fresco. Sprawling off the kitchen is a spacious living room adorned in natural light and anchored by a stone surround gas fireplace with custom built-ins. Ascending to the second level you'll find a spacious hallway overlooking the entry below and leading to three extensive bedrooms all with ensuite access. French doors open to a massive primary with plenty of space for a sitting area featuring a cozy gas

fireplace and Juliet balcony with stunning valley and treetop views. An arched entryway leads to the custom walk-in closet and 6pc ensuite complete with in-floor heat, his/her vanities, dual air/water jetted tub and a steam shower. The walk-out lower presents a spacious family room that's made for entertaining. Showcasing a stone surround gas fireplace and media wall, this ideal space is meant for family movies or catching the "big game." A large wet bar is highlighted by a raised granite counter for bar seating and includes a dishwasher and bar fridge. Glass doors open to a covered patio, perfect for additional seating or a hot tub. An eye catching wine cellar is accessed through a double wrought iron gate and presents a cedar shelving system for 400 bottles. Completing the lower level is a generous bedroom, full bath and flex space with cork flooring that is ideal for a home gym. The rear yard offers plenty of green space for kids and leads to a triple detached garage. Don't miss out on your chance to own such an incredible home.