

2820 12 Avenue NW
Calgary, Alberta

MLS # A2192397



\$2,195,000

Division:	St Andrews Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,065 sq.ft.	Age:	2012 (13 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Garage Faces Rear, Oversized		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn, Interior Lot, Landscaped, Rectangular Lot, Tree		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Metal Counters, Open Floorplan, Quartz Counters, Recessed Lighting, Skylight(s), Soaking Tub, Storage, Walk-In Closet(s)		

Inclusions: n/a

Located in the established community of St. Andrews Heights is this West Coast modern home with mid-century inspired vibes that seamlessly blends indoor and outdoor living. Constructed by the award winning Alloy Homes, this residence offers over 4,580 sq.ft. of developed space, featuring 4 beds, 3.5 baths and a south exposed courtyard. Mature landscaping and sleek design elevate this home with a seamless flow throughout. Inside is highlighted by soaring ceilings with skylight, an abundance of light adorning the home from all directions, and an open layout ideal for entertaining. A spacious front living room is anchored by a curtain wall of glass and a signature white-tiled gas fireplace. A central dining area can accommodate the largest of gatherings and sprawls into the chef's kitchen. Designed for function and flow this magnificent kitchen features two-toned walnut and white cabinetry, quartz counters and an exceptional high-end appliances including Subzero panelled fridge, Wolf gas cooktop, microwave and wall-oven, Dacor warming drawer and Asko dishwasher. An expansive centre island offers plenty of prep space and a stainless steel extension for bar seating. Unique custom wall cabinets showcase pull out appliance cupboards and access to the rear deck and courtyard from the kitchen allows for beautiful dinners al fresco. A large office overlooks the courtyard and offers a built-in workspace and shelving. An ultra-functional mud room with custom built-in lockers, ample storage, and a private powder room complete the main floor. Open riser stairs lead to the second level where you'll find a generous loft space complete with built-in media wall, a massive laundry room with storage and sink, full bathroom and three very spacious bedrooms, including the primary retreat. The luxurious primary is separate from the other bedrooms for the utmost privacy and

showcases a 6pc ensuite complete with soaker tub and separate shower with rainfall shower head and bench. A custom walk-in closet offers plenty of space for the fashion enthusiast while the main bedroom area features floor to ceiling windows on both the south side, overlooking the courtyard and north side overlooking the rear yard. The finished lower presents a large family room, fourth bedroom, and full bathroom. The utility room offers plenty of storage and includes a cold/wine cellar. An appealing backyard features plenty of green space, mature trees and raised garden beds.. the deck and courtyard are constructed of Red Balau Batu tropical hardwood and provide a beautiful spot to unwind with a glass of wine. An oversized double detached garage can accommodate large vehicles and extra storage. Conveniently located steps from the UofC, Foothills and Children's Hospitals, McMahon Stadium, and downtown, this incredible home offers a harmonious blend of modern design and functionality in a prime location.