

2543 11 Avenue NW  
Calgary, Alberta

MLS # A2157701

**\$3,397,000**

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

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

**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.