



THE
A-TEAM

**RE/MAX
FIRST**

120 13 Street, Calgary T2E4S1

MLS® #: **A2101312**

Area: **Renfrew**

Listing Date: **02/06/24**

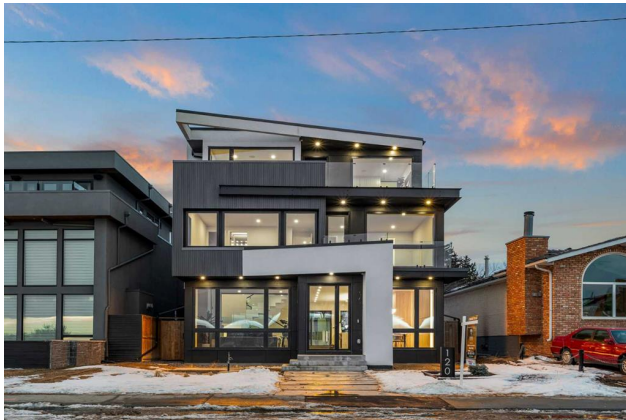
List Price: **\$2,799,500**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2024**
Lot Information
Lot Sz Ar: **4,434 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **4,044**
Low Sqft:
Ttl Sqft: **4,044**

DOM

103
Layout
Beds: **5 (4 1)**
Baths: **5.5 (5 1)**
Style: **3 Storey**

Parking

Ttl Park: **2**
Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

**Back Lane,Back Yard,Front Yard,Landscaped,Private
Carport,Double Garage Detached,Garage Door Opener,In Garage Electric Vehicle Charging
Station(s),Insulated**

Utilities and Features

Roof: **Flat Torch Membrane**
Heating: **In Floor,Forced Air**
Sewer:
Ext Feat: **Balcony,BBQ gas line,Private Yard**

Construction:
Metal Siding ,Stucco
Flooring:
Carpet,Ceramic Tile,Hardwood
Water Source:
Fnd/Bsmt:
Poured Concrete

Kitchen Appl: **Bar Fridge,Built-In Gas Range,Built-In Oven,Built-In Refrigerator,Central Air Conditioner,Dishwasher,Disposal,Dryer,Garage
Control(s),Humidifier,Microwave,Washer,Washer/Dryer,Wine Refrigerator**
Int Feat: **Bar,Bookcases,Breakfast Bar,Built-in Features,Central Vacuum,Closet Organizers,Double Vanity,Elevator,Kitchen Island,Open Floorplan,Pantry,Recessed
Lighting,Skylight(s),Soaking Tub,Steam Room,Sump Pump(s),Walk-In Closet(s),Wet Bar,Wired for Data,Wired for Sound**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main		Living Room	Main	20`11" x 17`2"
Dining Room	Main	10`0" x 16`9"	Kitchen	Main	19`6" x 19`4"
Den	Main	11`0" x 11`3"	4pc Bathroom	Second	
4pc Ensuite bath	Second		4pc Ensuite bath	Second	
Bedroom	Second	15`11" x 17`7"	Bedroom	Second	15`0" x 14`8"

Bedroom	Second	11`1" x 13`0"	Family Room	Second	24`11" x 12`10"
Laundry	Second	7`4" x 8`10"	6pc Ensuite bath	Third	
Bedroom - Primary	Third	27`1" x 16`9"	Walk-In Closet	Third	24`11" x 19`1"
3pc Bathroom	Basement		Bedroom	Basement	13`7" x 14`3"
Exercise Room	Basement	9`6" x 23`8"	Game Room	Basement	20`3" x 17`9"
Furnace/Utility Room	Basement	15`10" x 10`10"			
Legal/Tax/Financial					
Title:		Zoning:			
Fee Simple		R-C2			
Legal Desc:	8150AN			Remarks	
Pub Rmks:	<p>Unveiling an architectural masterpiece by Silverpoint Custom Homes and Paul Lavoie Interior Design. Perched on a spectacular lot overlooking Bridgeland offering breathtaking views of the city and Rocky Mountains. This 5200-square-foot gem seamlessly blends Hollywood Hills vibes with inner-city living. Step inside to discover well-crafted spaces, including a magnificent kitchen featuring a 13ft waterfall island and all MIELE appliances. Hardwood floors weave throughout the four levels including the basement, creating a harmonious atmosphere of seamless design. The main level surprises you with a hidden coat closet, a spacious mudroom, and a private office den overlooking a backyard oasis with a large deck, hot-tub ready! Move effortlessly between levels via elevator or a captivating floor to ceiling glass-walled staircase leading to three generous bedrooms and a master suite, simply like no other. The second floor offers 3 spacious bedrooms with panoramic city views from each bedroom, private balconies, and a separate family lounge with access to a full guest bath. A fabulous laundry room and linen closets complete this level, not to mention the huge windows offering fulll sunrise worthy full east views. The third-floor PRINCIPAL BEDROOM is a showstopper with a HUGE BALCONY boasting the best panoramic vity and mountain vews, SITTING AREA, COFFEE BAR and a HIDDEN DOOR to a luxurious ensuite. A TV LIFT separates the bedroom and the sitting area which rotats for your convenience while in bed or enjoying your morning coffee in the master retreat. A magical As you enter the ensuite, flooded with natural light, a magical SMARTGLASS window gives you the option of privacy, or to enjoy the fabulous city views while soaking in the tub. A luxurious dual vanity, dual spa shower area surrounded by glass, featuring heated floors and shower bench. The walk-in wardrobe room is a one of a kind dream space, with built in's that will rival the best clothing shops. Featuring natural skylights, a huge window and your own washer/dryer. The lower level caters to the extended family and features a media area, full bar, gym, and a large bedroom. A full bath including a steam shower completes this level with all heated hardwood flooring. The outdoor spaces surrounding the house let you indulge in extended outdoor living. A large front patio with a fire pit option, and seating let you indulge in the west city views. The rear yard offers you great dining spaces, and private relaxation areas with an optional hot tub, and a multi purpose sports area or green space. This home as expected includes all Smart home features, an elevator, extensive internal glass walls, AC, and an oversized garage with a 3rd car optional pad. A definitely unique home with modern, yet classic design elements, encompassing every luxury option a discerning home owner would want, and much more.</p>				
Inclusions:	none				
Property Listed By:	RE/MAX Realty Professionals				

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





