



THE
A-TEAM

**RE/MAX
FIRST**

216 13 Street, Calgary T2E1B7

MLS®#: **A2130397**

Area: **Renfrew**

Listing Date: **09/30/24**

List Price: **\$1,999,900**

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: **4,391 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **2,955**
Low Sqft:
Ttl Sqft: **2,955**

DOM

7
Layout
Beds: **4 (3 1)**
Baths: **4.5 (4 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Front Yard,Landscaped,Level,Views**
Park Feat: **Double Garage Detached,Insulated**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **In Floor Roughed-In,Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Yard**

Construction: **Wood Frame**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Built-In Oven,Built-In Refrigerator,Dishwasher,Gas Cooktop,Microwave,Range Hood**
Int Feat: **Bar,Bookcases,Breakfast Bar,Built-in Features,Central Vacuum,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,Open Floorplan,Quartz Counters,Smart Home,Soaking Tub,Sump Pump(s),Wet Bar,Wired for Sound**

Utilities:

Room Information

| Room | Level | Dimensions |
|-------------------|----------|----------------|
| Great Room | Main | 97`9" x 108`7" |
| Office | Main | 39`4" x 34`9" |
| Bedroom - Primary | Second | 52`10" x 48`3" |
| Bedroom | Second | 42`8" x 43`0" |
| Laundry | Second | 23`7" x 20`0" |
| Living Room | Basement | 88`11" x 98`5" |

| Room | Level | Dimensions |
|----------------------|----------|---------------|
| Pantry | Main | 32`2" x 16`9" |
| 2pc Bathroom | Main | |
| Bedroom | Second | 42`4" x 43`0" |
| Bonus Room | Second | 56`5" x 26`7" |
| Bedroom | Basement | 67`7" x 38`9" |
| Furnace/Utility Room | Basement | 42`8" x 28`6" |

5pc Ensuite bath
4pc Ensuite bath

Second
Second

4pc Ensuite bath
4pc Bathroom
Legal/Tax/Financial

Second
Basement

Title:
Fee Simple
Legal Desc:

Zoning:
R-C2

8150AN

Remarks

Pub Rmks: **Silverpoint homes and Paul Lavoie Interior Design present another spectacular creation in our Luxury Bridgeland Ridge Collection, A sprawling 4400 square feet, unbeatable high quality craftsmanship on 3 levels, at an excellent price. Full Hardwood flooring above grade. Quartz and lavish tiling adorn this home, which showcases a fantastic thought provoking floorplan. Exceptionally perfect for a large or growing family. As you enter the grand foyer, soaring 2 story ceilings welcomes you. The main level continues to the sprawling entertainment hub with a huge living room, 10 foot ceilings, and Chef's kitchen, with ample custom cabinetry, including a separate butlers pantry. This exceptional kitchen space has everything you would expect from a home of this meticulous design. A huge quartz island, top line Sub Zero and Wolf appliances which includes a custom panel fridge, wall oven, and a speed oven/microwave, as well as a large gas cooktop with an overhead 500 CFM hoodfan. Porcelain tile backsplashes gleam across the kitchen. A Separate formal dining room is perfect for those large family dinners. Large sliding glass doors seamlessly usher you to a large composite back deck, seamlessly extending the main living space into the outdoors. The comfortable living room showcases an ultra modern 3 sided fireplace, clad with a porcelain slab. Of course, a huge mud room with custom cabinetry, DOG wash, and powder room. Glass railings lead you to the second level, featuring your Primary Bedroom, with full city and mountain views, showcased with vaulted ceilings. A beautiful retreat with a cafe bar corner. An amazing spa ensuite with STEAM SHOWER, heated tile everywhere you look including the shower bench and floors. A freestanding tub, dual sinks, dresser table, and a course a huge walk-in closet. This level also includes a family flex lounge, library, flanked with book shelves, and amazing city of views.]The additional two large bedrooms, with large closets, full ensuites and large east facing windows are perfect for the kids. The spacious laundry room is also located on this level. The Finished basement is waiting for your favourite game table, and media space. An optional glass enclosed gym, or flex room area, as well as a fully climate controled wine room with glass doors. The fourth bedroom is spacious, private and shares another full bath. An abundance of floor to ceiling glass walls adorn this one of a kind home. A truly amazing location in one of the cities premier inner-city communities where city view lots are now becoming increasingly sparce. Close to all amenities, schools, shopping, some of the cities best restaurants, dog parks and easy access to downtown. Dont miss out on this special and unique new home. Silverpoint homes offers a 2 years builders warranty for peace of mind, plus the certified new home warranty program. This is the perfect space for the discerning family, in search of luxury living in a truly perfect location.**

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













