



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2543 11 Avenue, Calgary T2N 1H6**

MLS®#: **A2157701** Area: **St Andrews Heights** Listing Date: **08/15/24** List Price: **\$3,397,000**  
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2022**  
Lot Information  
 Lot Sz Ar: **6,705 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **4,419**  
 Low Sqft:  
 Ttl Sqft: **4,419**

DOM

**98**  
Layout  
 Beds: **6 (4 2 )**  
 Baths: **4.5 (4 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **3**  
 Garage Sz: **3**

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Landscaped,Underground Sprinklers**  
 Park Feat: **On Street,Triple Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Balcony,BBQ gas line,Private Yard**

Construction: **Stucco**  
 Flooring: **Carpet,Hardwood,Tile**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Built-In Gas Range,Built-In Oven,Central Air Conditioner,Dishwasher,Dryer,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**  
 Int Feat: **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**

Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	8`7" x 5`8"
Dining Room	Main	17`3" x 12`7"
Foyer	Main	11`3" x 11`6"
Living Room	Main	17`2" x 15`4"
Office	Main	11`9" x 10`5"
5pc Bathroom	Second	17`5" x 5`5"

Room	Level	Dimensions
Breakfast Nook	Main	12`10" x 8`10"
Family Room	Main	15`7" x 16`10"
Kitchen	Main	13`8" x 19`8"
Mud Room	Main	6`7" x 6`10"
4pc Ensuite bath	Second	7`9" x 5`4"
5pc Ensuite bath	Second	11`9" x 18`1"

**Bedroom** Second 11`9" x 10`9"  
**Bedroom** Second 12`10" x 10`10"  
**Laundry** Second 12`10" x 7`1"  
**Walk-In Closet** Second 17`5" x 15`11"  
**Other** Basement 11`6" x 6`10"  
**Bedroom** Basement 11`1" x 11`10"  
**Game Room** Basement 29`6" x 18`10"  
**Storage** Basement 7`7" x 3`11"  
**Wine Cellar** Basement 5`1" x 11`3"

**Bedroom** Second 12`1" x 12`4"  
**Great Room** Second 11`3" x 13`0"  
**Bedroom - Primary** Second 14`11" x 19`10"  
**4pc Bathroom** Basement 9`8" x 11`7"  
**Bedroom** Basement 13`0" x 12`8"  
**Exercise Room** Basement 13`8" x 15`8"  
**Storage** Basement 5`6" x 11`8"  
**Furnace/Utility Room** Basement 16`11" x 11`2"

Legal/Tax/Financial

Title: Zoning:  
**Fee Simple** R-C1  
 Legal Desc: 4131GY

Remarks

Pub Rmks: **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 backyard 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.

Inclusions: Garage controls, all window coverings  
 Property Listed By: Real Estate Professionals Inc.

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



















