



THE
A-TEAM

**RE/MAX
FIRST**

2543 11 Avenue, Calgary T2N 1H6

MLS®#: **A2157701** Area: **St Andrews Heights** Listing **08/15/24** List Price: **\$3,198,000**
 Status: **Active** County: **Calgary** Change: **-\$199k, 23-Jan** 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

170
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	28`2" x 18`7"
Dining Room	Main	56`7" x 41`3"
Foyer	Main	36`11" x 37`9"
Living Room	Main	56`4" x 50`4"
Office	Main	38`7" x 34`2"
5pc Bathroom	Second	57`2" x 17`9"

Room	Level	Dimensions
Breakfast Nook	Main	42`1" x 29`0"
Family Room	Main	51`1" x 55`3"
Kitchen	Main	44`10" x 64`6"
Mud Room	Main	21`7" x 22`5"
4pc Ensuite bath	Second	25`5" x 17`6"
5pc Ensuite bath	Second	38`7" x 59`4"

Bedroom	Second	38`7" x 35`3"
Bedroom	Second	42`1" x 35`6"
Laundry	Second	42`1" x 23`3"
Walk-In Closet	Second	57`2" x 52`3"
Other	Basement	37`9" x 22`5"
Bedroom	Basement	36`4" x 38`10"
Game Room	Basement	96`9" x 61`9"
Storage	Basement	24`10" x 12`10"
Wine Cellar	Basement	16`8" x 36`11"

Bedroom	Second	39`8" x 40`5"
Great Room	Second	36`11" x 42`8"
Bedroom - Primary	Second	48`11" x 65`1"
4pc Bathroom	Basement	31`9" x 38`0"
Bedroom	Basement	42`8" x 41`7"
Exercise Room	Basement	44`10" x 51`5"
Storage	Basement	18`1" x 38`3"
Furnace/Utility Room	Basement	55`6" x 36`8"

Legal/Tax/Financial

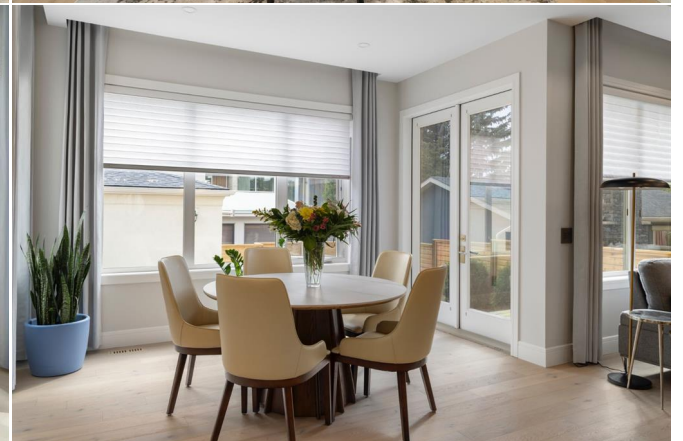
Title:	Zoning:
Fee Simple	R-C1
Legal Desc:	4131GY

Remarks

Pub Rmks: **OPEN HOUSE Saturday February 1st 12-2pm - 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.**

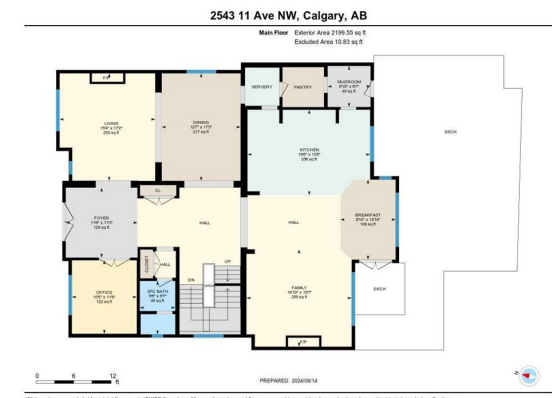
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











2543 11 Ave NW, Calgary, AB

2nd Floor Exterior Area 2250.01 sq ft
Excluded Area 47.96 sq ft



PREPARED: 2024/06/14



White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

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Basement (Below Grade) Exterior Area 2100.04 sq ft



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