

229 11A Street, Calgary T2E 4N9

Sewer:

Ext Feat:

Utilities:

MLS®#: A2162602 Area: Bridgeland/Riverside Listing 09/14/24 List Price: **\$1,099,000**

Date:

Status: Active County: Calgary Change: -\$11k, 18-Sep Association: Fort McMurray



General Information

Residential Prop Type: Sub Type: Semi Detached (Half

Duplex) Finished Floor Area Beds: 4 (3 1) City/Town: 4.5 (4 1) Calgary Abv Saft: 2,107 Baths:

> 2019 Low Sqft:

Ttl Saft: 2.107

2.448 saft

<u>Parking</u> Ttl Park: 2 2 Garage Sz:

3 Storey, Side by Side

DOM

Layout

Style:

5

Access:

Lot Feat: Back Lane, Lawn, Views

Park Feat: Double Garage Detached, Garage Door Opener, Insulated

Utilities and Features

Roof: Flat Torch Membrane, Asphalt Shingle Construction:

Brick.Cement Fiber Heating: In Floor, In Floor Roughed-In, Fireplace(s), Forced Air.Natural Gas

Board, Concrete, Manufactured Floor

Joist, Stucco, Wood Frame

Balcony, BBQ gas line, Private Yard

Flooring:

Carpet, Hardwood, Tile

Water Source: Fnd/Bsmt: **Poured Concrete**

Bar Fridge, Convection Oven, Dishwasher, Gas Cooktop, Microwave, Range Hood, Refrigerator, Tankless Water Heater, Washer/Dryer Kitchen Appl:

Int Feat: Bookcases, Built-in Features, Chandelier, Closet Organizers, Crown Molding, Double Vanity, French Door, High Ceilings, Kitchen Island, No Animal Home, No Smoking

Home, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Sump Pump(s), Tankless Hot Water, Walk-In Closet(s), Wet Bar, Wired for Data, Wired

for Sound

Room Information

Level Level **Dimensions** Room **Dimensions** Room **Bedroom - Primary** Third 17`7" x 13`1" 5pc Ensuite bath Third 17`7" x 16`1" Walk-In Closet Third 9`11" x 7`9" Flex Space Second 15`5" x 13`9" **Bedroom** Second 10`1" x 11`10" **Bedroom** Second 12`9" x 13`1"

4pc Ensuite bath Second 9'0" x 5'0" 4pc Ensuite bath Second 9`2" x 5`5" 5`9" x 7`3" 4`11" x 4`8" Laundry Second 2pc Bathroom Main **Living Room** Main 14`10" x 12`6" **Dining Room** Main 8'3" x 13'7" 13`11" x 13`10" 8'6" x 10'8" Kitchen Main **Bedroom Basement** 3pc Bathroom **Basement** 8`5" x 6`0" Walk-In Closet **Basement** 8`6" x 5`5" Media Room Basement 15`8" x 16`5"

Legal/Tax/Financial

Title: Zoning: Fee Simple RC2

Legal Desc: **2011537**

Remarks

Pub Rmks:

HIGH-END LUXURY BUILD | STUNNING UNOBSTRUCTED DOWNTOWN VIEWS | CUSTOM CRAFTSMANSHIP | HOME THEATRE ENTERTAINMENT SYSTEM | 4 BEDROOMS | 3 BEDROOMS ALL WITH THEIR OWN EN-SUITES | SPA-LIKE MASTER SUITE | FINISHED BASEMENT | ROUGHED-IN HYDRONIC HEATING | WET BAR | WEST-FACING BACKYARD | DOUBLE DETACHED GARAGE | TREELINED STREET | VERY WALKABLE INNER-CITY COMMUNITY! You have seen the rest, now see the best! Absolutely stunning, custom home on a quiet treelined street with unobstructed downtown views from the 3rd floor balcony! Quality craftsmanship and attention to detail are evident the moment you step foot inside this elegant home. Incredible upgrades throughout the home range from full bed brick front steps, soaring 10-foot ceilings on the main floor, wide plank hardwood floors, designer lighting, limestone fireplace surround, cleverly integrated storage, built-in speakers, and an exceptional floor plan that maximizes square footage. Sunshine streams in from oversized LUX black windows in the front and rear of the home providing an abundance of natural light. Custom, two tone kitchen is the epitome of high-end luxury, a stunning mix of style and function featuring full-height cabinets with cornice crown mouldings, an oversized fridge, gas cooktop, stone countertops and a large island for hosting gatherings. Limestone fireplace surround, detailed wainscotting throughout, accented by dramatic black windows provide an exquisite focal point in the living room. Herringbone tile floored mudroom with 2 tone built-ins for style and functionality. The upper-level primary bedroom is a true owners retreat boasting oversized patio slider doors and an expansive balcony with incredible downtown views. Not to be outdone, an oversized, custom closet with mirrored armoire and the most lavish ensuite in Bridgeland with a dual vanity, dedicated built-in make-up desk, freestanding deep soaker tub and a 7-foot curb less shower! Both 2nd floor bedrooms also have their own ensuites as well as large closets! 2nd floor is rounded out by a loft flex space. Extended foundation in the basement allows for an oversized, incredibly large media space for movie and games nights accented by custom white oak wet bar. Basement also has roughed-in hydronic heating in the floors. Book your showing today as this one won't last long! Home Theater system is negotiable

Inclusions:

Property Listed By: URBAN-REALTY.ca

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