



2919 12 Avenue, Calgary T2M 4Z1

MLS®#: **A2181048** Area: **St Andrews Heights** Listing Date: **11/26/24** List Price: **\$2,799,000**
 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: **6,307 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **3,593**
 Low Sqft:
 Ttl Sqft: **3,593**

DOM

8
Layout
 Beds: **5 (4 1)**
 Baths: **4.5 (4 1)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **3**

Access:

Lot Feat: **Back Lane,Back Yard,Landscaped,Rectangular Lot**
 Park Feat: **Alley Access,Driveway,Insulated,Oversized,Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Private Yard**

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

Kitchen Appl: **Bar Fridge,Built-In Gas Range,Dishwasher,Dryer,Freezer,Microwave,Oven-Built-In,Range Hood,Refrigerator,Washer**
 Int Feat: **Bar,Built-in Features,Double Vanity,French Door,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	23`4" x 19`0"	Kitchen	Main	21`0" x 11`8"
Dining Room	Main	17`0" x 13`5"	Den	Main	14`10" x 11`6"
Pantry	Main	7`10" x 5`4"	Foyer	Main	18`5" x 9`9"
Mud Room	Main	12`10" x 7`2"	2pc Bathroom	Main	
Bedroom - Primary	Second	18`11" x 16`0"	5pc Ensuite bath	Second	
Bedroom	Second	14`10" x 11`6"	4pc Ensuite bath	Second	
Bedroom	Second	13`10" x 12`11"	Bedroom	Second	13`11" x 10`11"

5pc Bathroom
Bedroom
Game Room
Exercise Room

Second
Lower
Lower
Lower

14`3" x 10`2"
21`10" x 18`1"
15`6" x 12`10"

Laundry
3pc Bathroom
Media Room

Second
Lower
Lower

8`6" x 7`2"
21`3" x 15`6"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

7527GN

Remarks

Pub Rmks:

Nestled on a tranquil street in the boutique community of St. Andrews Heights, 'The Garland' seamlessly blends French contemporary design with modern sophistication. Imagined and constructed by second-generation family builder Cedar Rock Homes with design inspiration from Alykhan Velji, this timeless masterpiece is perfect for those seeking an elevated lifestyle in a vibrant inner-city neighborhood. Set on an oversized, sun-soaked, south-facing lot and boasting 5,388 square feet of meticulously designed living space, The Garland features a thoughtful layout with a triple-attached garage, large triple-pane windows, double sliding patio doors, and a fully landscaped yard. Its exterior combines brick, stucco, and Smartboard, offering an elegant yet low-maintenance aesthetic. Inside, the home showcases wide-plank oak hardwood flooring and custom millwork throughout. The main floor effortlessly transitions from a welcoming foyer to an elegant dining area and a great room anchored by a cozy gas fireplace. The chef-inspired kitchen, adorned with site-built white oak cabinetry and premium mitred quartz countertops, is equipped with high-end Wolf and Sub-Zero appliances, an oversized island, a butler's pantry, and a walk-in pantry—perfect for everyday living and entertaining. A private home office with extensive built-ins adds practicality and charm. Upstairs, the primary suite is a haven of luxury, featuring vaulted ceilings, a white oak feature wall, a custom walk-in closet, and an opulent en-suite designed for ultimate relaxation. The second bedroom offers its own walk-in closet and en-suite bath, while the third and fourth bedrooms share a 5-piece bath with dual vanities. A spacious laundry room with a sink, cabinetry, and folding area completes the upper floor. The fully developed basement offers an additional (5th) bedroom, 3-piece bath, recreation room with wet-bar & built-ins, a dedicated media room, and inspiring home gym enclosed by 10-mil glass and a mirrored wall. The triple-attached garage opens into an ultra-functional mudroom complete with lockers and a seasonal closet. An additional parking space at the back adds extra convenience for guests or larger families. Conveniently located steps from the Foothills Medical Centre, Alberta Children's Hospital, the University of Calgary, and downtown, with quick access to the mountains, The Garland offers both serenity and connectivity. Embrace the community vibe of St. Andrews Heights, featuring parks, playgrounds, walking paths, and Montessori school—making this not just a home, but a solid investment.

Inclusions:
Property Listed By:

na
RE/MAX Real Estate (Central)

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