



THE
A-TEAM

**RE/MAX
FIRST**

222 12 Avenue, Calgary T2E 2R5

MLS®#: **A2181213** Area: **Crescent Heights** Listing Date: **11/29/24** List Price: **\$1,039,999**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **2015**
Lot Information
 Lot Sz Ar: **3,003 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Back Yard**
 Park Feat: **Double Garage Detached**

Finished Floor Area
 Abv Sqft: **2,357**
 Low Sqft:
 Ttl Sqft: **2,357**

DOM

22
Layout
 Beds: **5 (4 1)**
 Baths: **4.5 (4 1)**
 Style: **3 Storey,Side by Side**
Parking
 Ttl Park: **4**
 Garage Sz: **2**

Utilities and Features

Roof: **Rubber**
 Heating: **Fireplace(s),Forced Air**
 Sewer:
 Ext Feat: **Balcony,Private Entrance,Private Yard**
 Construction: **Aluminum Siding ,Concrete,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Built-In Oven,Dishwasher,Garage Control(s),Gas Cooktop,Microwave,Refrigerator,Washer/Dryer**
 Int Feat: **Granite Counters,High Ceilings,Kitchen Island,Walk-In Closet(s),Wet Bar**
 Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|-------------------------|---------------|----------------------|--------------------------|-----------------|-----------------------|
| 2pc Bathroom | Main | 3`2" x 8`9" | Dining Room | Main | 13`0" x 8`4" |
| Foyer | Main | 7`1" x 7`4" | Kitchen | Main | 14`0" x 16`11" |
| Living Room | Main | 13`5" x 17`0" | 5pc Bathroom | Second | 9`8" x 8`0" |
| 5pc Ensuite bath | Second | 9`8" x 16`4" | Bedroom | Second | 9`11" x 10`1" |
| Bedroom | Second | 9`9" x 10`1" | Bedroom - Primary | Second | 13`5" x 15`4" |
| 3pc Ensuite bath | Third | 10`2" x 5`1" | Bedroom | Third | 14`0" x 10`10" |
| Den | Third | 9`4" x 13`5" | 4pc Bathroom | Basement | 8`0" x 8`3" |

Bedroom
Furnace/Utility Room

Basement
Basement

13`0" x 10`5"
6`0" x 7`2"

Game Room

Basement

19`3" x 20`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-C2

470P

Remarks

Pub Rmks:

Introducing a spectacular, custom-designed, three-story masterpiece that perfectly blends contemporary elegance with transitional charm, all while offering breathtaking city views. From the moment you step inside, you'll be captivated by the attention to detail and the seamless flow of this luxurious home. The open-concept main floor sets the stage for both grand entertaining and everyday living, with wide-plank, white-oak flooring that exudes sophistication and LED-lit floating built-in shelving adding a modern touch. The heart of the home is the gourmet kitchen, a chef's dream featuring sleek quartz countertops, premium stainless steel appliances, dual wall ovens, and a full-height Carrara-inspired marble backsplash. Stunning lighting fixtures illuminate the dining and living areas, which are centered around a striking chipped marble block fireplace that extends to the nine-foot ceilings, creating an inviting and warm ambiance. Ascend the custom-designed staircase, a work of art in itself with glass panels and a metal mesh design, to discover the second level. Here, you'll find three generously sized bedrooms, each thoughtfully designed for comfort and style. The primary suite is a true sanctuary, boasting a spa-inspired 5-piece ensuite with marble-style tile, floating vanities, and a luxurious dressing room to elevate your everyday routine. The third floor is a versatile space that adapts to your lifestyle, whether you need a private office, a cozy retreat, or an entertainment area. Sliding glass doors open to a spacious south-facing patio, offering panoramic views of the city skyline - a perfect backdrop for morning coffee or evening cocktails. Designed for both beauty and function, this home features a low-maintenance backyard and an oversized double garage with tandem double doors, complemented by a four-car parking pad. The outdoor spaces are ideal for hosting gatherings or enjoying quiet moments under the open sky. This exceptional home represents the pinnacle of designer living, where every detail has been carefully curated to offer a sophisticated yet inviting atmosphere. With its unparalleled craftsmanship, premium finishes, and iconic city views, this residence is more than just a home - it's a lifestyle.

Inclusions:
Property Listed By:

N/A
URBAN-REALTY.ca

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











