



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**216 13 Street, Calgary T2E1B7**

MLS®#: **A2182965**

Area: **Renfrew**

Listing Date: **12/11/24**

List Price: **\$1,899,900**

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: **4,391 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,955**  
Low Sqft:  
Ttl Sqft: **2,955**

DOM

**52**  
Layout  
Beds: **4 (3 1)**  
Baths: **4.5 (4 1)**  
Style: **2 Storey**

Parking

Ttl Park: **2**  
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Front Yard,Landscaped,Level,Views**  
Park Feat: **Double Garage Detached,Insulated**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **In Floor,Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Private Yard**

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

Kitchen Appl: **Bar Fridge,Built-In Oven,Built-In Refrigerator,Dishwasher,Dryer,Garage Control(s),Garburator,Gas Cooktop,Microwave,Range Hood,Washer**  
Int Feat: **Bar,Bookcases,Breakfast Bar,Built-in Features,Central Vacuum,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,Open Floorplan,Quartz Counters,Smart Home,Soaking Tub,Sump Pump(s),Wet Bar,Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions
Great Room	Main	97`9" x 108`7"
Office	Main	39`4" x 34`9"
Bedroom - Primary	Second	52`10" x 48`3"
Bedroom	Second	42`8" x 43`0"
Laundry	Second	23`7" x 20`0"
Living Room	Basement	88`11" x 98`5"

Room	Level	Dimensions
Pantry	Main	32`2" x 16`9"
2pc Bathroom	Main	
Bedroom	Second	42`4" x 43`0"
Bonus Room	Second	56`5" x 26`7"
Bedroom	Basement	67`7" x 38`9"
Furnace/Utility Room	Basement	42`8" x 28`6"

5pc Ensuite bath  
4pc Ensuite bath

Second  
Second

4pc Ensuite bath  
4pc Bathroom  
Legal/Tax/Financial

Second  
Basement

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-C2**

**8150AN**

Remarks

Pub Rmks: **Welcome Home. Silverpoint homes and Paul Lavoie Interior Design present another spectacular creation at our Ridge at Bridgeland Collection, A sprawling 4400 square feet, unbeatable high quality craftsmanship on 3 levels, at an excellent price. Full Hardwood flooring above grade. Quartz and lavish tiling adorn this home, which showcases a fantastic thought provoking floorplan. Exceptionally perfect for a large or growing family. As you enter the grand foyer, soaring 2 story ceilings welcomes you. The main level continues to the sprawling entertainment hub with a huge living room, 10 foot ceilings, and Chef's kitchen, with ample custom cabinetry, including a separate butlers pantry. This exceptional kitchen space has everything you would expect from a home of this meticulous design. A huge quartz island, top line Sub Zero and Wolf appliances which includes a custom panel fridge, wall oven, and a speed oven/microwave, as well as a large gas cooktop with an overhead 500 CFM hoodfan. Porcelain tile backsplashes gleam across the kitchen. A Separate formal dining room is perfect for those large family dinners. Large sliding glass doors seamlessly usher you to a large composite back deck, seamlessly extending the main living space into the outdoors. The comfortable living room showcases an ultra modern 3 sided fireplace, clad with a porcelain slab. Of course, a huge mud room with custom cabinetry, DOG wash, and powder room. Glass railings lead you to the second level, featuring your Primary Bedroom, with full city and mountain views, showcased with vaulted ceilings. A beautiful retreat with a cafe bar corner. An amazing spa ensuite with STEAM SHOWER, heated tile everywhere you look including the shower bench and floors. A freestanding tub, dual sinks, dresser table, and a course a huge walk-in closet. This level also includes a family flex lounge, library, flanked with book shelves, and amazing city of views. ]The additional two large bedrooms, with large closets, full ensuites and large east facing windows are perfect for the kids. The spacious laundry room is also located on this level. The Finished basement is waiting for your favourite game table, and media space. An optional glass enclosed gym, or flex room area, as well as a fully climate controled wine room with glass doors. The fourth bedroom is spacious, private and shares another full bath. An abundance of floor to ceiling glass walls adorn this one of a kind home. A truly amazing location in one of the cities premier inner-city communities where city view lots are now becoming increasingly sparce. Close to all amenities, schools, shopping, some of the cities best restaurants, dog parks and easy access to downtown. Dont miss out on this special and unique new home. Silverpoint homes offers a 2 years builders warranty for peace of mind, plus the certified new home warranty program. This is the perfect space for the discerning family, in search of luxury living in a truly special location.**

Inclusions: **Wine room cooler, in-floor basement heat system, dog wash, google home automation**

Property Listed By: **RE/MAX Realty Professionals**

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



















