



THE A-TEAM

RE/MAX FIRST

120 13 Street, Calgary T2E 4S1

MLS@#: A2183849 Area: Renfrew Listing Date: 01/06/25 List Price: \$2,499,900
Status: Active County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Residential Detached
Sub Type: Detached
City/Town: Calgary
Year Built: 2024
Finished Floor Area: 4,055 sqft
Lot Sz Ar: 4,434 sqft
Ttl Sqft: 4,055

DOM

12
Layout
Beds: 5 (4 1)
Baths: 5.5 (5 1)
Style: 3 Storey

Parking

Ttl Park: 2
Garage Sz: 2

Access:

Back Lane, Back Yard, Front Yard, Lawn, Low Maintenance Landscape, Rectangular Lot, See Remarks, Views
Double Garage Detached, In Garage Electric Vehicle Charging Station(s), Insulated, Oversized

Utilities and Features

Roof: Flat Torch Membrane
Heating: In Floor, Forced Air
Sewer:
Ext Feat: Balcony, BBQ gas line, Lighting, Private Entrance, Private Yard

Construction: Composite Siding, Stucco, Wood Frame
Flooring: Carpet, Tile
Water Source:
Fnd/Bsmt: Poured Concrete

Kitchen Appl: Bar Fridge, Built-In Gas Range, Built-In Oven, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Disposal, Dryer, Garage Control(s), Humidifier, Microwave, Washer, Wine Refrigerator
Int Feat: Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Elevator, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Skylight(s), Soaking Tub, Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound

Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Kitchen, Living Room, Dining Room, Family Room, etc.

<b>Exercise Room</b>	<b>Basement</b>	<b>23`6" x 9`6"</b>	<b>Other</b>	<b>Basement</b>	<b>13`11" x 2`0"</b>
<b>Bedroom - Primary</b>	<b>Third</b>	<b>27`0" x 16`8"</b>	<b>Bedroom</b>	<b>Second</b>	<b>15`9" x 14`1"</b>
<b>Bedroom</b>	<b>Second</b>	<b>14`10" x 14`6"</b>	<b>Bedroom</b>	<b>Second</b>	<b>12`7" x 11`0"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>14`2" x 13`6"</b>	<b>2pc Bathroom</b>	<b>Main</b>	
<b>3pc Bathroom</b>	<b>Basement</b>		<b>4pc Ensuite bath</b>	<b>Second</b>	
<b>4pc Ensuite bath</b>	<b>Second</b>		<b>4pc Bathroom</b>	<b>Second</b>	
<b>5pc Ensuite bath</b>	<b>Third</b>				

Legal/Tax/Financial

Title: **Fee Simple**  
 Zoning: **R-C2**  
 Legal Desc: **8150AN**

Remarks

Pub Rmks: **BREATHTAKING PANORAMIC DOWNTOWN, CITY & MOUNTAIN VIEWS** from this dazzling 4+1 bedroom home built by Silverpoint Custom Homes, offering over 5200 sq ft of luxurious developed living space. The open & airy main level presents wide plank hardwood floors, high ceilings & floor to ceiling windows that showcase a front dining area & living area anchored by a feature fireplace. Create culinary masterpieces in the kitchen that's tastefully finished with a huge waterfall island/eating bar, an abundance of storage space & Miele built-in appliances. A private office is tucked away just off the kitchen - perfect for those productive work-from-home days. Completing the main level is a mudroom & 2 piece powder room. Ascend the spectacular staircase, to the second level that hosts a spacious bonus room, 3 bedrooms (2 with a private balcony, walk-in closet & 4 piece ensuite). A 4 piece guest bath & laundry room with sink & storage are the finishing touches to the second level. A true opulent, private primary retreat encompasses the third level & features a massive bedroom & sitting area with huge balcony boasting awe-inspiring views plus a rotating pop-up TV & coffee station. The sumptuous 5 piece ensuite behind a hidden door, includes a large vanity with dual sinks, relaxing freestanding soaker tub with SmartGlass window which allows privacy or the opportunity to enjoy the views. There's also a dual spa shower with heated floor & shower bench. Tipping the scale, is the to-die-for dream closet/wardrobe with top-end storage solutions & laundry facilities. Basement development includes a spacious family/media room complete with wet bar & 2 floor to ceiling wine closets. A gym, fifth bedroom & 3 piece bath with steam shower are the finishing touches to the basement. Other notable features include central air conditioning, elevator to all levels of the home & Smart home features. Outside, enjoy the west facing front patio with fire table option plus the private back yard with deck, patio & plenty of space for a hot tub. Parking is a breeze with an oversized double detached garage with vehicle charging station. This magnificent home is idyllically located steps to Tom Campbell Hill, close to 2 golf courses, schools, shopping, the Calgary Zoo, historic Bridgeland restaurants & cafes & just minutes to the downtown core. Truly a home for the most discerning buyer!

Inclusions: **Dyson vacuums, in-floor heat, Google home system with built-in speakers & music system, washer, dryer.**  
 Property Listed By: **RE/MAX First**

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



















