

**2543 11 Avenue NW  
Calgary, Alberta**

**MLS # A2157701**



**\$3,397,000**

|                  |  |               |                  |
|------------------|--|---------------|------------------|
| <b>Division:</b> | St Andrews Heights   |               |                  |
| <b>Type:</b>     | Residential/House  |               |                  |
| <b>Style:</b>    | 2 Storey   |               |                  |
| <b>Size:</b>     | 4,420 sq.ft.   | <b>Age:</b>   | 2022 (2 yrs old) |
| <b>Beds:</b>     | 6  | <b>Baths:</b> | 4 full / 1 half  |
| <b>Garage:</b>   | On Street, Triple Garage Detached                                    |               |                  |
| <b>Lot Size:</b> | 0.15 Acre  |               |                  |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Front Yard, Landscaped, Underground Sprinklers |               |                  |

|                    |                         |                   |      |
|--------------------|-------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Hardwood, Tile  | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle         | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full          | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Stucco                  | <b>Zoning:</b>    | R-C1 |
| <b>Foundation:</b> | Poured Concrete         | <b>Utilities:</b> | -    |

**Features:** Built-in Features, Chandelier, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Skylight(s), Smart Home, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound

**Inclusions:** Garage controls, all window coverings

OFFERING EXCEPTIONAL VALUE in one of the NW's top communities of St. Andrew Heights. Located on a quiet street, 2 minutes to walking paths, this home is perfectly situated for outdoor enthusiasts. Thoughtfully designed, this 6000+ sq.ft. home is a perfect fit for families & those who love to entertain. There are a total of 6 bdrm & 5 bathrooms making it ideal for those looking to accommodate a larger family. Inspired by a French Chateau, this modern home has been meticulously designed. You will immediately appreciate the level of detail & quality craftsmanship. Welcome your guests to your 11" wide foyer, 3-tiered 10' coffered ceiling with skylight and double diamond chandelier. The white oak floors are exquisite & flow beautifully into your living room featuring a 42" fireplace & huge picture window. The dining room is elegant & sophisticated with a Swarovski crystal chandelier & convenient walk-through double butler pantry with beverage center & wine fridge. The bright chef inspired kitchen shines with custom cabinetry, a 9X5 island, incredible storage, full height Caesarstone backsplash, & high-end appliances. The Kitchen nook offers a comfortable spot to relax in the sun & provides easy access to the large south facing backyard perfect for outdoor entertaining. The great room is appropriately named & features two full walls of custom cabinetry with a stunning fireplace, gorgeous built-ins a perfectly situated television for you entertaining pleasure. The 3" solid oak open riser staircase with custom laser-cut chrome glass railing, winding around the 5x8 open sky light with 5 Italian chandeliers brings you to the second level. The upstairs offers a total of four bdrms all designed with walk-in closets and each offering access to an ensuite with heated floors. The additional lounge/flex area is also a perfect place to relax or

study. The grand primary bedroom has double doors, a two-sided fireplace, incredible walk-in closet with floor-to-ceiling cabinets with a clever walk through to the main laundry. The ensuite is a showstopper with its 66X36 black tub, Caesarstone floating vanity with make-up area, heated floors & steam shower. The basement offers 2 additional bdrms, large recreation room with bar, gym and a 11X5 stunning glass enclosed wine room. Additional features include a security system & 6-zone sound system easily accessed through two iPads or your smartphone. The triple detached garage is heated & is equip with a gas heater, 220V service, epoxy flooring and plenty of storage. You will also appreciate the fully paved back lane as you come & go each day. Fully landscaped front & back, you will truly enjoy spending time in this south facing back yard with a 900 sq.ft. Batu wood deck, a private cedar fence. St. Andrews Heights is a wonderful place to call home, close to The University of Calgary, Foothills & Children's Hospitals, McMahon Stadium & countless restaurants & amenities. Exceptional value.