



**GRASSROOTS**  
REALTY GROUP

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120 13 Street NE  
Calgary, Alberta

MLS # A2214216



**\$2,399,000**

Division:	Renfrew		
Type:	Residential/House		
Style:	3 (or more) Storey		
Size:	3,790 sq.ft.	Age:	2024 (1 yrs old)
Beds:	5	Baths:	5 full / 1 half
Garage:	Carport, Double Garage Detached, Garage Door Opener, In Garage Electric V		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Private		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Metal Siding , Stucco	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Elevator, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Skylight(s), Soaking Tub, Steam Room, Sump Pump(s), Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound		
Inclusions:	GOOGLE HOME SYSTEM		

An architectural masterpiece by Silverpoint Custom Homes and Paul Lavoie Interior Design. Perched on a spectacular lot overlooking Bridgeland, and offering breathtaking views of the City and Rocky Mountains. A 5,200-square-foot gem, which seamlessly blends Hollywood Hills vibes, in a meticulous and one of a kind design. A fantastic open floor plan with a separate formal living and dining rooms overlooking the city. Boasting a truly magnificent kitchen, featuring a 13ft waterfall island and all MIELE appliances. Hardwood floors weave throughout the four levels including the basement, creating a harmonious atmosphere of seamless design. The main level surprises you with a hidden coat closet, a spacious mudroom, and a private den overlooking a backyard oasis with a large deck, (hot-tub ready) Move effortlessly between levels via the elevator or a captivating floor to ceiling glass-walled staircase leading to three generous bedrooms and a master top suite, simply like no other. The second floor offers 3 spacious bedrooms with panoramic city views from 2 bedrooms, private balconies, and a separate family lounge with access to a full guest bath. A fabulous laundry room and linen closet complete this level, not to mention large picture windows offering full sunrise worthy east views. The third-floor PRINCIPAL BEDROOM is a showstopper with a HUGE BALCONY showcasing the best panoramic city and mountain views. A separate lounge area with coffee bar, fridge and a built in TV LIFT separate the bedroom area. As you enter the ensuite, flooded with natural light, a magical SMARTGLASS window gives you the option of privacy, or to enjoy the fabulous city views while soaking in the tub. A luxurious dual vanity, dual spa shower area surrounded by glass, featuring heated floors and shower bench. The walk-in wardrobe suite is a one of a

kind dream space, with built in's that will rival a designer shop. Large skylights, a huge window and your own washer/dryer, make this the perfect dressing area. The lower level caters to the extended family and features a media area with full bar, gym, and a large bedroom. A full bath including a steam shower completes this level with all heated hardwood flooring. The outdoor spaces surrounding the house lets you indulge in extended year round outdoor living. A large front patio with a fire pit option, and seating lets you indulge in the west city and mountain views. The rear yard offers you a great dining space, and private relaxation areas with an optional hot tub, and a multi purpose sports area or green space. This home as expected includes all Smart home features, an elevator, extensive internal glass walls, AC, infloor heat, and an oversized garage with a 3rd car optional parking pad. An amazingly unique home with modern, yet classic design elements, encompassing every luxury option a discerning home owner would desire in their dream home.