



GRASSROOTS
REALTY GROUP

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2923 14 Avenue NW
Calgary, Alberta

MLS # A2218039



\$3,100,000

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|------------------|--|---------------|------------------|
| Division: | St Andrews Heights | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 3,440 sq.ft. | Age: | 2023 (2 yrs old) |
| Beds: | 5 | Baths: | 4 full / 2 half |
| Garage: | 220 Volt Wiring, Alley Access, Double Garage Detached, Garage Door Opener | | |
| Lot Size: | 0.15 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Front Yard, Landscaped, Many Trees, Private, Rectangular | | |

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| Heating: | Boiler, In Floor, Electric, ENERGY STAR Qualified Equipment, Fireplace(s), Forced Air, Humidity Control, Natural Gas, Zoned | Water: | |
| Floors: | Carpet, Hardwood, Tile | Sewer: | - |
| Roof: | Asphalt Shingle, Flat, Metal, Mixed | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Brick, Cement Fiber Board, Metal Siding , Mixed, Stucco, Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | Electricity Connected, Natural Gas Connected, Fiber Optic |
| Features: | Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Natural Woodwork, Open Floorplan, Pantry, Recreation Facilities, See Remarks, Smart Home, Soaking Tub, Stone Counters, Storage, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Data | | |
| Inclusions: | 2 double beverage drawers, 3 dishwashers, built in fridge, range, built in double wall ovens, upper washer/ dryer, basement stacked washer/ dryer. | | |

Modern Luxury in St. Andrews Heights – 2923 14 Avenue NW. Step into contemporary sophistication at this custom-built 2023 masterpiece, offering nearly 5,000 sq ft of meticulously designed living space. Situated on an oversized 53' wide, south rear yard lot in prestigious St. Andrews Heights, this five-bedroom, six-bathroom home delivers the perfect blend of cutting-edge architecture, thoughtful functionality, and timeless design. Architectural Excellence: A bold and elegant exterior showcases a curated blend of architectural metal cladding, rich brickwork, and dramatic floor-to-ceiling windows. The grand 10' tall custom entry door and professional landscaping set the tone for what lies within—refined design, exceptional craftsmanship, and meticulous attention to detail. Sophisticated, Light-Filled Interiors: Main Floor (1,752 sq ft). An expansive open-concept layout centres around a vaulted entry foyer framed by 2 home offices. The chef-inspired kitchen features high-end appliances and custom cabinetry, seamlessly connecting to a spacious dining area with a 12' vaulted ceiling. The living room impresses with a Scandinavian-style suspended gas fireplace framed by a 20' wall of glass. Sliding glass doors extend the living space outdoors to a covered entertaining area, complete with a dramatic wood stove encased in a custom steel surround, BBQ with hood fan, and integrated wood storage—ideal for 4 season enjoyment. Upper Floor (1,689 sq ft). The upper level offers 4 spacious bedrooms, each with generous natural light and modern finishes. The primary suite features vaulted ceilings, a walk-in closet, and a spa-style ensuite with a large steam shower and full width picture window capturing lush, treetop views. Lower Level (1,753 sq ft *including mechanical and storage rooms). A fully developed basement

includes a 5th bedroom with private ensuite, a commercial-grade gym, wet bar, second laundry, storage room, and a large media/ rec room—perfect for entertaining or relaxed evenings in. Unparalleled Features: • Triple-pane, 5-coat low-e window package for exceptional efficiency • Sonos 7-zone indoor/outdoor audio system • Custom millwork, flush baseboards, and shadow-reveal trim detailing • Radiant in-floor heating in the basement and bathrooms • Detached oversized double garage with vaulted ceilings • Daikin high-efficiency zoned HVAC system • Integrated smart home controls - Lutron lighting, blinds, climate, security • Professionally landscaped yard with smart irrigation and landscape lighting Unbeatable Location: Ideally positioned on a quiet, tree-lined street, this home offers walkable or bikeable access to some of Calgary's most desirable amenities: • Foothills Medical Centre & Arthur Child Cancer Centre • Maria Montessori School (Pre–Grade 8) • University of Calgary & University District shops and dining • Off-leash dog park, Bow River pathways, and community tennis courts • Renowned tobogganing hill and family-friendly green spaces • Minutes to downtown Calgary