

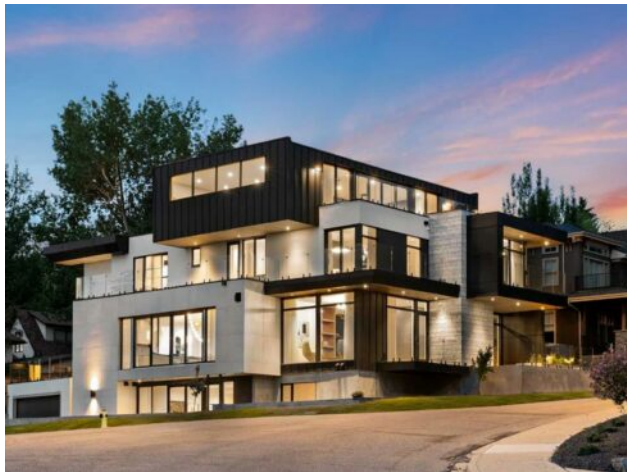


GRASSROOTS
REALTY GROUP

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2316 12 Avenue NW
Calgary, Alberta

MLS # A2227251



\$4,495,000

Division:	Hounsfield Heights/Briar Hill		
Type:	Residential/House		
Style:	3 (or more) Storey		
Size:	5,099 sq.ft.	Age:	2024 (1 yrs old)
Beds:	5	Baths:	4 full / 3 half
Garage:	Quad or More Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, City Lot, Corner Lot, Front Yard, Fruit Trees/Shrub(s), Landscaped		

Heating: Boiler, High Efficiency, Fireplace(s), Forced Air

Water: -

Floors: Carpet, Ceramic Tile, Hardwood

Sewer: -

Roof: Asphalt

Condo Fee: -

Basement: Finished, Full

LLD: -

Exterior: Composite Siding, Concrete, Manufactured Floor Joist, Mixed, See Remarks, Stucco, Wood Frame

Foundation: Poured Concrete

Utilities: -

Features: Bar, Built-in Features, Central Vacuum

Inclusions: Call Listing Agent

OPEN HOUSE SUNDAY JULY 20th, FROM 1:00PM TO 4:PM. A Masterpiece of Design and Luxury Living by Ambedo Homes, Welcome to this one-of-a-kind architectural showpiece by Ambedo Homes, created in collaboration with award-winning Midnight Design Studio. Perched on a meticulously landscaped 7,460 sq. ft. corner hillside lot, this exceptional residence offers panoramic views of the river valley in one of Calgary's most prestigious communities. This stunning 3-storey home boasts over 7,400 sq. ft. of impeccably curated living space, featuring 5 bedrooms, 7 bathrooms, and four distinct outdoor patio areas. With a seamless blend of contemporary architecture, natural elements, and floor-to-ceiling glass, this home is a true statement of modern elegance and thoughtful design. The main level features soaring 10-foot ceilings and a flowing open-concept layout, anchored by a striking mono-stringer staircase, a sleek fireplace feature, and a private glass elevator. A chef-inspired kitchen takes center stage with premium appliances, custom cabinetry, an oversized stone island, and a walk-through service pantry with a built-in coffee bar. Expansive sliding glass doors lead to a covered outdoor lounge, perfect for entertaining. The second level hosts four spacious bedrooms, including a spectacular glass-wrapped primary suite with private balcony, fireplace, massive walk-in closet, and a spa-like ensuite. The third-floor loft offers a flexible retreat with wet bar, full bathroom, and a private rooftop balcony—ideal for a lounge, studio, or guest suite. The fully developed lower level is designed for ultimate entertainment, complete with a large rec room and bar, guest bedroom with bath, home gym, yoga space, and a cutting-edge golf simulator. Additional features include a heated 4-car garage with epoxy floors, five balconies, multiple outdoor living spaces, and a

rooftop terrace with breathtaking views. Every detail has been meticulously crafted to deliver the highest standard of luxury living. This extraordinary home is more than just a residence—it's a lifestyle. A rare opportunity to own a contemporary masterpiece in the heart of Calgary.