



GRASSROOTS
REALTY GROUP

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1307 Hamilton Street NW
Calgary, Alberta

MLS # A2253654



\$2,295,000

Division:	St Andrews Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,948 sq.ft.	Age:	2022 (3 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Garage Faces Rear, Oversized		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, City Lot, Interior Lot, Landscaped, Lawn, Rectangular Lot, Street L		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Bookcases, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Walk-In Closet(s), Wired for Sound

Inclusions: n/a

This stunning Scandinavian-inspired modern residence blends timeless design with a layout tailored for both family living and effortless entertaining. Perched on a fully landscaped, 140' deep, southwest rear facing lot in the prestigious community of St. Andrews Heights, this home features clean lines, warm natural finishes, and an abundance of natural light throughout. The open concept main floor features 10' ceilings and expansive floor-to-ceiling windows that connect the indoor living spaces with the beautifully landscaped backyard. The sleek kitchen boasts a quartz waterfall island, designer Brizio fixtures, and top tier appliances including a Wolf 6-burner dual fuel range and pot filler. The kitchen flows effortlessly into the dining area, which easily accommodates large gatherings and opens directly to the rear deck through sliding glass doors. Adjacent to this is the warm yet modern living room, anchored by a stone surround gas fireplace, coffered ceilings, and built-in sound making it perfect for hosting and relaxing. As you ascend to the second level, the thoughtful layout and 10' ceilings continue with a spacious laundry room, a full bathroom, and three generous bedrooms. The primary suite is a true retreat, bathed in light and offering a custom walk-in closet and a lavish spa inspired ensuite featuring heated floors, a soaker tub, a glass enclosed double shower for a luxurious escape from the everyday. The fully developed lower is bright and welcoming with its own floor-to-ceiling windows, creating an above-grade feel. Designed for recreation and wellness, it includes a large rec room with fireplace, games area, home gym, guest bedroom, and a luxurious bath with steam shower. Additional highlights include in-floor heating in all bathrooms (roughed-in for basement), smart dimmers throughout, custom Lightform lighting, hidden cable routing, and professional

landscaping. The backyard is a private sanctuary, beautifully landscaped with lush greenery and thoughtfully tiered levels that create a sense of retreat leading seamlessly to the oversized double garage. A rare opportunity to own a refined, functional, and light filled home just minutes to downtown, the University District, top schools, parks, and pathways.