



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

230 11A Street NE
Calgary, Alberta

MLS # A2256949



\$1,999,000

Division:	Bridgeland/Riverside		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,905 sq.ft.	Age:	2014 (11 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Alley Access, Triple Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Garden, Landscaped, Lawn		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco	Zoning:	RCG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bookcases, Central Vacuum, Closet Organizers, Wired for Sound		

Inclusions: N/A

Exceptional PAUL LAVOIE designed masterpiece with spectacular finishings located in the established community of Bridgeland. This home is a gardeners dream with an abundance of greenery and fully grown foliage. An iron/glass pivoting front door welcomes you into this luxurious home featuring hardwood flooring on the main and upper levels, including stairs, as well as hand-selected light fixtures throughout. Main floor features front office, inviting lounge with glass fireplace, great room with additional fireplace, and functional mudroom. The kitchen features Ceaserstone countertops, high-end appliances including Double refrigerator, Miele wall oven plus a huge island with built-in cabinetry. Upper level features 3 bedrooms plus a loft, including a spacious master spa-like ensuite with Aspen White marble flooring & walk-in closet. Lower level is perfect for entertaining with a large entertainment/game room, wet bar, additional bedroom & fitness room with full bathroom. Within walking distance to trendy shops, restaurants & downtown.