



**GRASSROOTS**  
REALTY GROUP

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

**2012 57 Avenue SW  
Calgary, Alberta**

**MLS # A2266046**



**\$2,799,900**

<b>Division:</b>	North Glenmore Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,615 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Triple Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Private		

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Built-in Features, Crown Molding, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)		

**Inclusions:** N/A

Nestled in the prestigious community of North Glenmore Park, this masterfully designed French Parisian-inspired residence by Bright Custom Homes offers over 5,100 sq ft of exquisitely finished living space across three levels. Set on a full-size lot, this 5 bedroom, 5 bathroom estate blends classical charm with modern sophistication, curated in collaboration with Aly Velji Designs. The main level welcomes you with grand proportions, 10' ceilings, extensive millwork, and herringbone patterned hardwood flooring. The chef's kitchen features a curved Venetian plaster hood, Sub-Zero and Wolf appliances, custom cabinetry, natural quartzite, and intricate crown detailing. A fully equipped large butler's pantry with vertical storage, and integrated prep space connects directly to the formal dining room adorned in custom wall panel moulding and natural light, ideal for hosting. The open concept living room offers coffered ceilings, a gas fireplace, and built-ins, while the adjacent dining nook opens to both a covered rear deck and an open air deck for year round entertaining. A beautifully appointed mudroom features Saltillo tile with black inserts, full-height custom cabinetry, a floating shelf, and a built-in bench. Near the foyer, a front facing office provides a quiet workspace with custom panel moulding, warm white millwork, and matching herringbone hardwood, the entire office in colour-drenching moment enclosed by glass paneled French doors. Heading upstairs from the curved staircase with curved drywall. Upstairs, the high tray ceiling primary suite includes a walk-in closet with reeded millwork and a luxurious ensuite with natural quartzite, double vanity, makeup desk, heated floors, and a curved steam shower. Three secondary bedrooms, two sharing a Jack & Jill bath and one with its own ensuite, are finished with elevated tile selections, polished

chrome Delta hardware, and designer wall treatments. The upper level also includes a generous laundry room with built-ins and quartz surfaces, linen storage, and access to a private balcony. The fully developed basement features in-floor radiant heating, a spacious rec room, white oak bar with island, gym area, and a rough-in for a golf simulator ready for a full swing enclosure and projection system. A fifth bedroom and full bathroom complete the lower level. The home includes A/C, in-floor heat, dual hot water tanks (including one for radiant heating), smart thermostats, and full mechanical rough-ins for automation, security, speakers, and motorized blinds. Exterior highlights include triple-pane windows, acrylic stucco with stone veneer, and a fully insulated garage with drywall and EV charging rough-in. With its refined layout, elevated craftsmanship, and architectural character, this residence is a rare opportunity in one of Calgary's most sought-after inner-city neighborhoods. Buyer's will have the opportunity to work with the interior designer and make changes to the selections. Call today to book your private tour!