



13 Trinity Road
Rural Rocky View County, Alberta

MLS # A2275830



\$2,095,000

Division:	Cambridge Park		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	4,890 sq.ft.	Age:	2022 (4 yrs old)
Beds:	6	Baths:	6 full / 1 half
Garage:	Driveway, On Street, Triple Garage Attached		
Lot Size:	0.27 Acre		
Lot Feat:	Interior Lot		

Heating:	Forced Air, Natural Gas	Water:	Co-operative, Drinking Water
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stone, Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-

Features: Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Soaking Tub, Walk-In Closet(s)

Inclusions: NONE

Welcome to this gorgeous 4,889 SqFt custom built home nestled in community of Cambridge Park - minutes from NE Calgary. Boasting with modern and elegant design, this 6 bedroom, 6.5 bathroom, 2 storey home with over 4,800 sqft of developed living space on the main and upper levels is one you don't want to miss. Every detail matters; from the hidden in-floor heat vents to the grand chandelier hanging in the 20ft ceiling front living room. The main level's open floor plan with high ceilings, pot lighting, oversized windows is bright and spacious. This home is made for entertainment. This chef's kitchen will stop you in your tracks. Full height cabinetry, electric cooktop, built-in oven, farmhouse sink, incredible light fixtures, and an oversized centre island with barstool seating. Remember, you can always keep this kitchen sparkling by using the spice kitchen/butler's pantry. The spice kitchen features an electric stove, crisp backsplash, plenty of counter space and great pantry for dry good storage. This open floor plan kitchen, family and dining room makes this home an entertainer's palace! The dining room is framed with windows and sliding glass French doors to the balcony. Indoor/outdoor dining is at your fingertips! The deck is BBQ ready with a gas-line hookup. The family room's statement piece is the floor to ceiling tile wall with an electric fireplace. Passed the family room is a main level bedroom with closet space and 4pc ensuite. The main level mudroom accessed through the interior garage door is outfitted with built in shelving. This level is completed with a 2pc bathroom. Upstairs holds 4 massive bedrooms, each with great closets. Open the door to the primary bedroom to bask in the beauty. This 5pc ensuite is truly a spa; dual vanities, custom light fixtures, large mirror, soaking tub, a private toilet and a walk-in closet. The 2nd primary bedroom with an ensuite

leads to the walk-in closet. The 2 remaining bedrooms are spacious each with great closet space. Sitting at the top of the stairs is a bonus room; private family seating, a home office or a kids reading corner. The upper level is finished with a hall closet and a laundry room with a sink and cabinet storage above & below. Downstairs, the basement has standing wet bar with barstool seating. On top of this, the basement has both living space and a bedroom & bathroom. Outside is a 3 car garage with an oversized driveway that fits many vehicles. This home needs to be seen in person to truly experience its beauty. Book your showing today!