



2627 12 Avenue NW  
Calgary, Alberta

MLS # A2118397



**\$2,375,000**

<b>Division:</b>	St Andrews Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,524 sq.ft.	<b>Age:</b>	2015 (9 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Quad or More Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Other		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Other, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bar, Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Recreation Facilities, Smart Home, Soaking Tub, Steam Room, Storage, Sump Pump(s), Tankless Hot Water, Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound  
**Inclusions:** Massage Chair, TV in bonus room, TV in Gym, Theater equipment - projector, connected speakers and amp.

Welcome to this exquisite custom home nestled in the coveted inner-city community of St Andrews Heights. Boasting sophistication and charm, this residence has a meticulously designed living space, featuring six bedrooms and 4 1/2 baths. Upon entering, the 10 ft. high ceilings and abundance of windows create a bright and inviting atmosphere, seamlessly blending with the open concept layout. The main level offers a well-appointed office, a formal dining room with access to the Butler's pantry, and a kitchen/living room. The kitchen is a chef's dream, showcasing quartz countertops and a premium appliance package with a gas range, built-in oven, warming drawer, fridge, and two dishwashers. The open floor plan seamlessly integrates additional storage throughout, with the back entry leading to a sunny south-facing backyard and a spacious patio. The spacious living area, flooded with natural light, provides a warm and welcoming retreat. Ascend to the upper level, where tray ceilings adorn every room, and a large laundry room with ample storage adds practicality. The primary bedroom is a sanctuary with a luxurious ensuite bathroom, complete with a steam shower, deep soaker tub, dual sinks, and a custom walk-in closet. Two generously sized bedrooms share a Jack and Jill setup, with the third bedroom enjoying its own suite bath. The basement impresses with an open layout, featuring a theatre room, entertainment area with a wet bar, gym, and two bedrooms with a bathroom boasting a steam shower. Notable features of this home include a four-car garage, Entertainment system with in-ceiling speakers, custom built-in wine rack, and central air conditioning. The home is equipped with brand new HE Boiler System for zoned hydronic in-floor heat (March 2024), two HE furnaces, A/C, and a Smart Wired 200 AMP system. Conveniently located near Foothills

Hospitals, Bow River, U of C, schools, parks, and playgrounds, with easy access to Market Mall, University District, and a 10-minute commute to downtown. Welcome to the perfect luxury family home!