



2543 11 Avenue NW
Calgary, Alberta

MLS # A2128432



\$3,497,000

Division:	St Andrews Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	4,451 sq.ft.	Age:	2023 (1 yrs old)
Beds:	6	Baths:	4 full / 1 half
Garage:	Triple Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Underground Sprinklers		

Heating:	Central, In Floor Roughed-In, ENERGY STAR Qualified Equipment, Fireplace	Water:	Forced Air, Natural Gas, Zoned
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bidet, Built-in Features, Chandelier, Closet Organizers, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Recreation Facilities, Skylight(s), Smart Home, Soaking Tub, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound		
Inclusions:	N/A		

Open House Saturday June 22, 2-4:30pm. Discover unparalleled luxury where every corner exudes meticulous craftsmanship. This unique Modern French Chateau showcases lavish European decor and premium amenities, redefining upscale living. Nestled in the premier inner-city community of St. Andrews Heights, this residence offers convenient access to Foothills Hospital, the new Cancer Center, Children's Hospital, U of C and downtown Calgary. Crafted with meticulous attention to detail, this exquisite property features over 6,600 sq ft of development with 6 bedrooms and 5 bathrooms providing ample space for relaxation and entertainment. The majestic 10-foot custom coffered ceilings and 8-foot solid doors with New York Emtek brass and marble handles, and the addition of Legrand Adorne electric switches and plugs add an extra touch of sophistication and modern convenience. The chef's dream kitchen features top of the line Sub Zero Refrigerator, all Wolf appliances, including a 6-burner range with dual ovens, builtin microwave, hood, coffee maker, and a professional steamer, ensuring culinary excellence, connecting to a 13x18 dining room equipped with a Swarovski crystal chandelier, adjacent butler's pantry provides additional storage, and prep space. Ascend the 3" solid oak open riser staircase with custom laser-cut chrome metal and glass railing, winding around the 5x8 open sky light with 5 Italian firework chandeliers. The opulent primary suite boasts a generously sized walk-in closet spanning 16x18 ft, complete with floor-to-ceiling cabinets with a central island. Connected to this sanctuary is a 6 pcs ensuite with a two way fireplace that evokes a sense of relaxation and rejuvenation. All bedrooms on upper floor feature direct walk-in ensuites with heated tile floors, guaranteeing personalized comfort and privacy for family and guests.

The lower level offers a custom glassed-in wine room, gym area, two bedrooms, a second laundry set, and a spacious recreation room complete with bar. Explore endless entertainment possibilities with the professional 9.1 surround theater system. Easily manage security and 6-zone sound system through two iPad stations or your smartphone. Outside, enjoy the 900 sqft red Balau wood deck, connecting the house and garage along the completed landscaping, cedar fence and automatical sprinkler. The triple detached gas-heated garage with epoxy flooring and 220v service ensures ample space for storage and EV charging, while the paved back lane adds a special touch to this luxurious residence. Throughout the home, discover top-of-the-line cabinetry and built-ins adorned with European hardware, enhancing both style and functionality. Over 100 pot lights, 13 chandeliers, and 3 fireplaces with floor to ceiling granite facades enhance the home's beauty. Explore this architectural marvel and envision a life of grandeur, quality, and exclusivity. Please view the 3-D walk through. Thank you.