

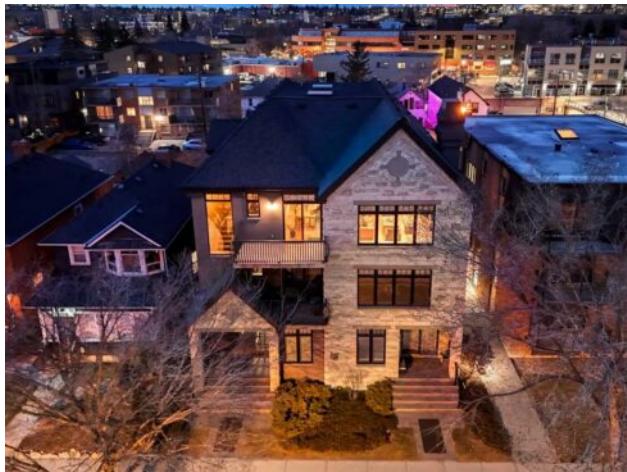


GRASSROOTS
REALTY GROUP

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301, 1214 Memorial Drive NW
Calgary, Alberta

MLS # A2199213



\$1,588,000

Division:	Hillhurst		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Penthouse		
Size:	2,137 sq.ft.	Age:	2006 (19 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Quad or More Attached, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Geothermal	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 1,003
Basement:	-	LLD:	-
Exterior:	Concrete, ICFs (Insulated Concrete Forms), Stone	Zoning:	M-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Elevator, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Storage, Tray Ceiling(s)		
Inclusions:	None		

The Ultimate in Inner-City Luxury Living, Step into an extraordinary world of sophistication and modern luxury with this upscale penthouse, meticulously crafted by an award-winning builder in the exclusive Tre Viste development. As one of only three distinguished lifestyle residences, this masterpiece offers an unparalleled living experience, blending breathtaking city and river views with refined design and innovative construction. With over 2000 sqft of living quarters offering 3 bdms and 2 full bthrms & 2 half bths featuring an open floor plan with complete private elevator access to the unit, the attention to detail and uncompromising quality are immediately evident, ensuring a home that exudes both comfort and elegance. In a city where secure and spacious parking is a luxury, this penthouse offers the ultimate convenience with its private 6-car underground garage. This exceptional feature provides not only security & ample space but also the ease of coming and going without the hassle of shared underground parking. Whether you're a car enthusiast or simply value privacy and accessibility, this rare amenity enhances the exclusivity of this remarkable residence. This was truly built for longevity, sustainability and comfort, constructed with cutting-edge design and sustainability in mind, this home is built to stand the test of time while minimizing its environmental impact. The ICF concrete outer walls provide superior insulation and soundproofing, ensuring a quiet and energy-efficient living space. Beneath your feet, the concrete floors add durability and further enhance the soundproofing, creating a solid foundation for luxurious living. Adding to the home's eco-conscious profile is a geothermal energy system that efficiently powers the heating, air conditioning, and hot water, allowing for year-round comfort while significantly reducing energy costs &

environmental impact. The main living area unfolds into a breathtaking great room, where a full wall of south-facing windows bathes the space in natural light while framing stunning views of the city skyline and the tranquil river below. These panoramic vistas can be enjoyed from the comfort of the adjoining balcony, where you can savor a morning coffee or unwind with a glass of wine as the city lights come to life. The warmth of walnut hardwood flooring flows seamlessly throughout the home, enhancing the ambiance of each space, while flat-painted ceilings lend a clean, modern aesthetic that elevates the overall sense of space. Extensive custom built-ins have been thoughtfully integrated throughout the residence, providing both practical storage and an elevated design element that speaks to the home's bespoke nature. The heart of this exceptional home is the gourmet kitchen, designed to inspire culinary creativity and entertain with ease. The custom cabinetry offers a blend of sleek design and ample storage, while the rich granite countertops provide a durable yet elegant workspace. Too many details. A MUST SEE