



GRASSROOTS
REALTY GROUP

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222 12 Avenue NE
Calgary, Alberta

MLS # A2212164



\$949,900

Division:	Crescent Heights		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,357 sq.ft.	Age:	2015 (10 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot		

Heating:	Standard	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Chandelier, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows		

Inclusions: N/A

Introducing a spectacular, custom-designed, three-story masterpiece that perfectly blends contemporary elegance with transitional charm, all while offering breathtaking city views. From the moment you step inside, you'll be captivated by the attention to detail and the seamless flow of this luxurious home. The open-concept main floor sets the stage for both grand entertaining and everyday living, with wide-plank, white-oak flooring that exudes sophistication and LED-lit floating built-in shelving adding a modern touch. The heart of the home is the gourmet kitchen, a chef's dream featuring sleek quartz countertops, premium stainless steel appliances, dual wall ovens, and a full-height Carrara-inspired marble backsplash. Stunning lighting fixtures illuminate the dining and living areas, which are centered around a striking chipped marble block fireplace that extends to the nine-foot ceilings, creating an inviting and warm ambiance. Ascend the custom-designed staircase, a work of art in itself with glass panels and a metal mesh design, to discover the second level. Here, you'll find three generously sized bedrooms, each thoughtfully designed for comfort and style. The primary suite is a true sanctuary, boasting a spa-inspired 5-piece ensuite with marble-style tile, floating vanities, and a luxurious dressing room to elevate your everyday routine. The third floor is a versatile space that adapts to your lifestyle, whether you need a private office, a cozy retreat, or an entertainment area. Sliding glass doors open to a spacious south-facing patio, offering panoramic views of the city skyline – a perfect backdrop for morning coffee or evening cocktails. Designed for both beauty and function, this home features a low-maintenance backyard and an oversized double garage with tandem double doors, complemented by a four-car parking pad. The outdoor spaces are

ideal for hosting gatherings or enjoying quiet moments under the open sky. This exceptional home represents the pinnacle of designer living, where every detail has been carefully curated to offer a sophisticated yet inviting atmosphere. With its unparalleled craftsmanship, premium finishes, and iconic city views, this residence is more than just a home — it's a lifestyle.