



GRASSROOTS
REALTY GROUP

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2316 12 Avenue NW
Calgary, Alberta

MLS # A2227251



\$4,495,000

Division:	Hounsfield Heights/Briar Hill		
Type:	Residential/House		
Style:	3 (or more) Storey		
Size:	5,099 sq.ft.	Age:	2024 (1 yrs old)
Beds:	5	Baths:	4 full / 3 half
Garage:	Quad or More Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, City Lot, Corner Lot, Front Yard, Fruit Trees/Shrub(s), Landscaped		

Heating:	Boiler, High Efficiency, Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding, Concrete, Manufactured Floor Joist, Mixed, See Remarks, Stucco, Wood Frame	Zoning:	RC1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Central Vacuum		

Inclusions: Call Listing Agent

"PLEASE JOIN US SATURDAY JUNE 21st FROM 12 to 5pm. FOR THE GRAND OPENING OF AMBEDO HOMES MAGNIFICENT SHOW HOME" Presenting an extraordinary opportunity to own a custom-designed architectural gem by Ambedo Homes, crafted in collaboration with the award-winning Midnight Design Studio and Stephanie Martin Interiors. Nestled on a beautifully landscaped 7,460 sq. ft. hillside corner lot, this show-stopping residence offers sweeping city and valley views in one of Calgary's most prestigious neighborhoods. Thoughtfully designed and built beyond expectations, this stunning 3-storey home features 7,460 sq. ft. of expertly curated living space with 5 bedrooms, 7 bathrooms, and four outdoor patio spaces. The contemporary architecture seamlessly blends natural elements, floor-to-ceiling glass, and clean lines to create a light-filled, open-concept home that stands as one of the community's most spectacular offerings. Step inside to 10-foot ceilings and a flowing main floor layout that connects a breathtaking chef's kitchen, elegant dining area, family room, and lounge space. Anchored by a dramatic mono-stringer staircase, fireplace feature, and a sleek glass elevator, this level is designed for both effortless living and grand entertaining. Oversized sliding doors open to the first of several outdoor lounges, overlooking the manicured grounds. The chef's kitchen is a dream, outfitted with top-of-the-line appliances, custom cabinetry, a showpiece stone island, and a walk-through service pantry with coffee bar—no detail spared. Upstairs, the second level hosts four spacious bedrooms, three bathrooms, and a stunning glass-wrapped primary retreat with private balcony, fireplace, expansive walk-in closet, and a spa-inspired en suite. The third-level loft is an exceptional flex

space—complete with a wet bar, full bathroom, and access to a private rooftop balcony. Bright and versatile, it's perfect as a studio, additional lounge, guest suite, or personal retreat. The fully developed lower level is an entertainer's paradise. It includes a generous rec room with bar, guest bedroom and bath, home gym and yoga space and a state-of-the-art golf simulator. Additional features include heated 4-car garage with epoxy flooring, rooftop terrace with panoramic views, five balconies and multiple outdoor living areas. This is more than just a home—it's a statement of design, craftsmanship, and lifestyle. A rare and refined inner-city sanctuary waiting for its next chapter.