

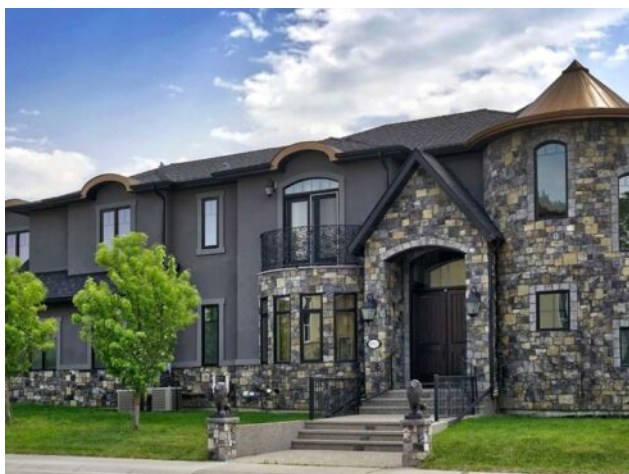


**GRASSROOTS**  
REALTY GROUP

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**1911 13 Avenue NW**  
**Calgary, Alberta**

**MLS # A2229632**



**\$2,995,000**

<b>Division:</b>	Hounsfield Heights/Briar Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,542 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Corner Lot		

**Heating:** Boiler, Fireplace(s), Forced Air, Natural Gas, See Remarks

**Water:** -

**Floors:** Hardwood, Marble

**Sewer:** -

**Roof:** Asphalt Shingle, Other

**Condo Fee:** -

**Basement:** Finished, Full

**LLD:** -

**Exterior:** See Remarks, Stone, Stucco, Wood Frame

**Zoning:** R-CG

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Double Vanity, Elevator, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, Pantry, See Remarks, Tankless Hot Water, Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound

**Inclusions:** All Crystal Chandeliers

It's tempting to call this "The Castle" with its turreted corner encased in real stone and capped in copper alloy but the term does not do justice to this finely constructed property. As you enter, hardwood floors with marble circular insert crowned by a dominating crystal chandelier announce your arrival. You immediately notice the circular staircase and its finely crafted detail spiraling through the turret, the custom millwork and solid core maple doors and the elevator. Your eye is drawn to the formal dining room another crystal chandelier, hardwood cornices and wall paneling complimented by a built-in service bar with wine cooler. Moving forward, the soaring height of the living room is showcased by a full height imported limestone fireplace that complements the significant expanse of draperies that cover the end wall. Left is the kitchen and dinette, more chandeliers, granite countertops, custom done maple cabinetry and a kitchen island dominated by imported corbels, also in maple all on a foundation of heated, imported marble flooring. You will note the significant range hood in the same limestone as the living room fireplace which is showcased by the Mother of Pearl backsplash. A custom plaster ceiling completes the space. The double French Doors off the dinette lead to a main floor office, private when needed, open when not featuring bronze hardware that is standard throughout the house. The balance of the main floor is serviced by guest washroom with black seashell backsplash and agate stone sink, a walk-in pantry and a large main floor laundry with custom cabinetry and access to the garage. As you journey upwards you see the area is crowned with custom plaster ceiling artwork surrounding another crystal chandelier with wall opening to the living room on one side and the foyer on the other. The master suite is a sizeable bedroom with

custom cornices and millwork along with a two-sided fireplace. The ensuite bath has matching maple cabinetry, jetted tub, and an expansive tile shower with custom inlaid circular medallion. The walk- closet has all custom cabinetry to service your every wardrobe need. There are three additional bedrooms, all with walk-in closets. Two share a jack and jill bathroom with the finishing detail you will begin to expect and the third enjoys its own 4-piece bath. As you exit the circular stair on the lower level you see the third limestone feature, a full wall waterfall. The family room is large, contains the third fireplace and is highlighted by a large built-in bar with nearby access to the wine room. There is 5th bedroom on this level with walk-in closet and access to another 4-piece bath. The balance of the home is completed by a triple car garage with full driveway to accommodate outside parking and a south sun-soaked private yard with stone fireplace all fully fenced. This is a property that has to be seen to be appreciated. The level of detail in the fit and finish is unusual and unique and worth exploring.