



**GRASSROOTS**

REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

201 12 Street NE  
Calgary, Alberta

MLS # A2295084



**\$1,699,999**

<b>Division:</b>	Bridgeland/Riverside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,521 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	220 Volt Wiring, Alley Access, Garage Faces Rear, Oversized, Triple Garage		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Rectangular Lot,		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Cork, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Sump Pump(s), Tankless Hot Water, Walk-In Closet(s), Wet Bar

**Inclusions:** Suite appliances (microwave/hoodfan, stove, fridge, garburator, dishwasher, washer, dryer), hot tub, wet bar dishwasher & fridge, garage vacuflor system, wall-mounted TVs/brackets, deck speakers, built-in shoe cabinet in suite foyer, garage workbench & cabinets, wine room racks, backyard pergola

Welcome to this exceptional, one-of-a-kind custom residence in Bridgeland, one of Calgary's most sought-after inner-city communities. This remarkable property immediately stands out with its LEGAL 832SQFT EXECUTIVE SUITE ABOVE THE OVERSIZED TRIPLE CAR GARAGE & an impressive 4200SFT+ OF TOTAL LIVING SPACE, offering unmatched luxury & income potential. Complemented by 9ft ceilings & hand-scraped hickory floors, you will be blown away by the elegance of the main floor with its grand living room with stone-facing fireplace accented by built-in cabinets, open concept formal dining room with built-in hutch & showpiece chef's kitchen with granite counters, island with cast iron farmhouse sink, butler's pantry & the stainless steel appliances include an Electrolux fridge/freezer (36" each) & double convection ovens, 36" gas cooktop & wine fridge & ALL FROM JENN-AIR. The hickory floors continue up to the 2nd floor & into the 3 big bedrooms; the private West-facing owner's retreat has a large walk-in closet & luxurious ensuite with free-standing soaker tub & marble-topped double vanities, glass shower & HEATED FLOORS. Completing this level is the family bath with double sinks & laundry room with chute & LG washer/dryer. A 4th bedroom & full bath are in the beautifully finished lower level, along with a home gym with cork floors, another set of laundry hook-ups & rec room with fireplace & 5.1 surround sound, built-in cabinets & wet bar with 150+ bottle capacity wine room with solid maple racks. Main floor also has a fantastic home office & mudroom with built-in lockers & walk-in closet. Fully fenced & landscaped West backyard with covered deck with fireplace & gas BBQ line, hot tub with pergola & access into the detached 3 car garage & equipped with workbench & built-in

cabinets, 220V & roughed-in for electric heater). And the piece-de-resistance is the SELF-CONTAINED & AIR CONDITIONED 832SQFT 1 BEDROOM LEGAL GARAGE SUITE &ndash; with its own separate furnace & hot water tank, onsite hardwood floors & quartz counters, living room with fireplace & balcony, maple kitchen with stainless steel appliances (including a new GE dishwasher in 2024) & full bath with adjoining laundry. Additional features of this truly incredible home include HUNTER DOUGLAS blinds & built-in speakers (interior & exterior), new Rinnai tankless water heater (2025), irrigation, 2 vacuflo systems (main house & garage/suite), closet organizers & solid core doors, &rdquo; baseboards, Kohler toilets, triple-pane LUX windows, 9ft ceilings throughout & upgraded insulation. As one of Northwest Calgary&rsquo;s most desirable & walkable inner-city neighbourhoods, Bridgeland is home to popular parks & schools, trendy restaurants & cafes, boutiques & just minutes to St. Patrick&rsquo;s Island & the zoo, LRT, the Bow River & downtown.