



GRASSROOTS
REALTY GROUP

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**1307 Hamilton Street NW
Calgary, Alberta**

MLS # A2296002



\$2,199,900

Division:	St Andrews Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,948 sq.ft.	Age:	2022 (4 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Garage Faces Rear, Oversized		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, City Lot, Interior Lot, Landscaped, Lawn, Rectangular Lot, Street L		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Bookcases, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Walk-In Closet(s), Wired for Sound

Inclusions: n/a

This Scandinavian-inspired modern residence is a masterclass in refined living where timeless design meets a layout crafted for vibrant family life and unforgettable entertaining. Set on a beautifully landscaped 140' deep lot with coveted southwest rear exposure in prestigious St. Andrews Heights, the home is bathed in golden natural light, highlighting its clean lines and warm, organic finishes. From the moment you step inside, soaring 10' ceilings and dramatic floor-to-ceiling windows create an airy, light filled ambiance that seamlessly blurs the line between indoors and out. The heart of the home is a striking chef's kitchen, where a sculptural quartz waterfall island anchors the space alongside designer Brizo fixtures and professional grade appliances, including a Wolf 6-burner gas range with pot filler, perfect for both intimate meals and grand scale entertaining. The kitchen flows effortlessly into an expansive dining area designed to host with ease and opens directly to the sun drenched rear deck. Nearby, the living room invites connection and relaxation, centred around a statement stone fireplace, coffered ceilings, and integrated sound that's equally suited for cozy evenings or lively gatherings. As you ascent to the second level, the thoughtful design continues with a spacious laundry room, a beautifully appointed full bath, and three generous bedrooms. The primary suite is a serene sanctuary, wrapped in natural light and featuring a custom walk-in closet and a lavish ensuite complete with heated floors, a deep soaker tub, and an oversized glass-enclosed double shower for an everyday indulgence. The fully developed lower level offers exceptional versatility with its bright, above grade feel and expansive windows. Designed for both recreation and wellness, it features a large rec room with fireplace, games area, dedicated home gym, guest

bedroom, and a luxurious bath with steam shower, ideal for hosting overnight guests or unwinding in style. Every detail has been carefully curated, from in-floor heating in all bathrooms (and roughed-in in the basement) to smart dimmers, custom Lightform lighting, and discreet cable management. Outdoors, the backyard unfolds as a private sanctuary that's lush, tiered, and thoughtfully designed to create moments of calm and connection, all leading seamlessly to the oversized double garage. Just minutes from downtown, the University District, top-tier schools, parks, and pathways, this elevated home is a rare offering where sophistication, comfort, and lifestyle converge.