



GRASSROOTS
REALTY GROUP

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2908 13 Avenue NW
Calgary, Alberta

MLS # A2348381



\$3,200,000

Division:	St Andrews Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,489 sq.ft.	Age:	2027 (-1 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	220 Volt Wiring, Driveway, Garage Door Opener, Garage Faces Front, In Gar		
Lot Size:	0.15 Acre		
Lot Feat:	City Lot, Front Yard, Rectangular Lot		

Heating:	High Efficiency, In Floor, ENERGY STAR Qualified Equipment, Forced Air, Humidity Control, Natural Gas	Water:	
Floors:	See Remarks	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Metal Siding , Stone	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar		
Inclusions:	Gas range with dual oven, wall oven, electric water heater, 2 additional dishwashers, second dryer, second washer.		

St. Andrews Heights now offers this magnificently curated home to be built by Brahm Homes. A two-storey, 5 bedroom dream home with 3 levels of the finest design, quality and craftsmanship. Interior finishing by Janel Magnaye Interiors. Start fresh with a beautiful bespoke family focused custom home with all the desired comforts. The spacious great room and dining room opens onto a large covered deck with fireplace and back yard. The gourmet kitchen boasts high-end appliances, generous island workspace, and a separate spice kitchen with pantry. The over-sized 3 car garage has room for all your gear. The upper level primary bedroom retreat features a luxurious spa-like ensuite washroom and elegant walk-in closet. Four additional well sized bedrooms and a perfectly located laundry room complete the upper level. The lower level is an entertainers dream with rec room and wet bar. An additional bedroom and bathroom are perfect for nanny, guests or teens. St Andrews Heights is an established inner city neighbourhood with access to excellent schools from K-University as well as great parks, bike paths, shopping and services. A rare opportunity to make your dream home a reality. (Existing home will be removed. Listing reflects a to-be-built home by Brahm Homes. Images and renderings are for illustration only.)