



1130 23 Avenue Calgary Alberta

\$3,000,000

In the heart of Calgary, lies a secret Shangri-La. An impossible haven of idyllic beauty and tranquility lost in the trees, creeks and meadows of Confederation Park: A property that promises not just an extraordinary home, but an extraordinary life. Immerse yourself in nature's embrace at 1130 23 Ave NW, a cozy, incomparable masterpiece. Imagine waking up to breathtaking treetop views, stepping out onto your private balcony, and the feeling of living in a majestic treehouse. Masterfully remodeled in 2017 by renowned architect Marvin DeJong of Dda Architecture, the home blends modern elegance with natural tranquility. Four park-facing patios and balconies on all levels provide endless opportunities to marvel at the pastoral views. Enjoy year-round outdoor activities, literally from your doorstep: Skiing, skating, sledding, biking, jogging, kite-flying, feeding the ducks, meditating in nature, painting, or just reading your favourite book - Whatever rejuvenates and inspires, the ~400 acres of Confederation Park is your canvas. Wide-plank German oak floors greet you when you walk through the custom black-walnut door. Living room, kitchen and dining room offer expansive, breathtaking views of Confederation Park. Rustic, modern wood-burning fireplace graces the living room for cozy winter nights. Dining room boasts Infinity doors that beckon the great outdoors to come inside. Kitchen showcases matching-Infinity windows over a breakfast/bar balcony. Miele and Sub-Zero appliances. Bespoke pantry provides discreet, well-appointed storage. Huge quartz island and thoughtful cabinetry make this space an entertainer's dream. Spacious, well-designed mudroom adjoins the garage. Walkout basement offers: Generous family room Modern Office with a park view; Media Room wired for Dolby Atmos 7.1.4 audio; full bath with steam shower and roughed-in sauna. Heated floors grace all full ba...

Primary Bedroom 18.17 Ft x 13.50 Ft

Bedroom 11.67 Ft x 11.08 Ft

Bedroom 14.08 Ft x 11.83 Ft

Bedroom 14.83 Ft x 12.50 Ft

5pc Bathroom 13.83 Ft x 11.58 Ft

5pc Bathroom 10.50 Ft x 9.92 Ft

3pc Bathroom 11.58 Ft x 11.25 Ft

Family room 26.08 Ft x 16.42 Ft

Kitchen 17.00 Ft x 15.67 Ft

Dining room 13.83 Ft x 12.00 Ft

Living room 19.83 Ft x 16.42 Ft

Other 10.58 Ft x 10.00 Ft

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Mirror

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Bedroom 14.58 Ft x 11.08 Ft
Bedroom 14.00 Ft x 11.08 Ft

2pc Bathroom 6.67 Ft x 4.92 Ft
Guest suite 10.00 Ft x 10.00 Ft