



# 1130 23 Avenue Calgary Alberta

\$2,850,000

OPEN HOUSE SAT SEPT 14, 1-3PM. 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....

Primary Bedroom 5.54 M x 4.12 M

Bedroom 3.56 M x 3.38 M

Bedroom 4.29 M x 3.61 M

Bedroom 4.52 M x 3.81 M

5pc Bathroom 4.22 M x 3.53 M

5pc Bathroom 3.20 M x 3.02 M

3pc Bathroom 3.53 M x 3.43 M

Family room 7.95 M x 5.01 M

Kitchen 5.18 M x 4.78 M

Dining room 4.22 M x 3.66 M

Living room 6.04 M x 5.01 M

Other 3.23 M x 3.05 M

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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**Mirror**

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Bedroom 4.44 M x 3.38 M

2pc Bathroom 2.03 M x 1.50 M

Bedroom 4.27 M x 3.38 M

Guest suite 3.05 M x 3.05 M