



2820 12 Avenue Calgary Alberta

\$2,195,000

Located in the established community of St. Andrews Heights is this West Coast modern home with mid-century inspired vibes that seamlessly blends indoor and outdoor living. Constructed by the award winning Alloy Homes, this residence offers over 4,580 sq.ft. of developed space, featuring 4 beds, 3.5 baths and a south exposed courtyard. Mature landscaping and sleek design elevate this home with a seamless flow throughout. Inside is highlighted by soaring ceilings with skylight, an abundance of light adorning the home from all directions, and an open layout ideal for entertaining. A spacious front living room is anchored by a curtain wall of glass and a signature white-tiled gas fireplace. A central dining area can accommodate the largest of gatherings and sprawls into the chef's kitchen. Designed for function and flow this magnificent kitchen features two-toned walnut and white cabinetry, quartz counters and an exceptional high-end appliances including Subzero panelled fridge, Wolf gas cooktop, microwave and wall-oven, Dacor warming drawer and Asko dishwasher. An expansive centre island offers plenty of prep space and a stainless steel extension for bar seating. Unique custom wall cabinets showcase pull out appliance cupboards and access to the rear deck and courtyard from the kitchen allows for beautiful dinners al fresco. A large office overlooks the courtyard and offers a built-in workspace and shelving. An ultra-functional mud room with custom built-in lockers, ample storage, and a private powder room complete the main floor. Open riser stairs lead to the second level where you'll find a generous loft space complete with built-in media wall, a massive laundry room with storage and sink, full bathroom and three very spacious bedrooms, including the primary retreat. The luxurious primary is separate from the other bedrooms for the utmost privacy and showcases a 6p...

Family room 22.00 Ft x 20.67 Ft

Furnace 20.75 Ft x 18.17 Ft

Cold room 11.50 Ft x 4.92 Ft

Bedroom 16.33 Ft x 15.83 Ft

3pc Bathroom .00 Ft

Kitchen 17.83 Ft x 14.42 Ft

Other 11.00 Ft x 10.17 Ft

2pc Bathroom Measurements not available

Loft 16.08 Ft x 12.92 Ft

Laundry room 13.33 Ft x 8.25 Ft

Primary Bedroom 15.25 Ft x 12.83 Ft

Bedroom 13.83 Ft x 13.25 Ft

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Listing Presented By:



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RE/MAX House of Real Estate

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See

Mirror

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Dining room 16.42 Ft x 14.50 Ft
Living room 15.00 Ft x 16.50 Ft
Foyer 8.75 Ft x 8.00 Ft
Office 12.83 Ft x 10.08 Ft

Bedroom 12.08 Ft x 11.58 Ft
3pc Bathroom Measurements not available
6pc Bathroom Measurements not available