



# 408 13 Street Calgary Alberta

\$1,250,000

Architecturally dynamic and stunningly luxurious, this award-winning executive townhome by Blok Home Developments is a dreamy modern oasis in popular Hillhurst. A serene, treed street and a lush front yard create a sense of seclusion as you walk up to the front door. Inside, dramatic design focuses on natural light and a nature-inspired palette combined with clean lines and sleek finishes. A gas fireplace in a stone hearth is the focal point of the living area, where high ceilings and huge statement windows create an airy feel. Light luxury vinyl plank flooring spans this level as it flows back through a jaw-dropping gourmet kitchen. An eat-up island brings the space together around the gas range top, with an artistic and symmetrical backdrop of full-height cabinets along with stainless appliances that include a built-in microwave and wall oven. Exposed beams in the dining room add a classic sense of depth and elegance. A powder room just off the stairs finishes this entertainer's paradise. Open tread stairs lead to the second level, which is beautifully laid out with two bedrooms, one to each side of a den that could easily be an office or reading nook, and it also holds the laundry area. Opaque sliding doors add a unique visual element and the bathroom is gorgeous with dual sinks, a tiled shower, and a freestanding soaker tub all in monochromatic tones and exquisite finishes. A balcony on this storey is a rare feature that really connects your indoor and outdoor spaces. The top floor is reserved for the primary suite, beginning with a sunny sitting area where you can take in peaceful views as you start or end your day, and a spacious bedroom enjoys a private balcony. Time will stop as you enter the dazzling ensuite, and you may never want to leave this spa-like retreat. At its heart, a glassed-in shower offers dual showerheads, and there are dual sinks as well in...

- 5pc Bathroom 8.83 Ft x 13.42 Ft
- Bedroom 11.08 Ft x 13.67 Ft
- Bedroom 13.50 Ft x 8.50 Ft
- 5pc Bathroom 14.83 Ft x 11.08 Ft
- Den 8.25 Ft x 13.83 Ft
- Primary Bedroom 14.83 Ft x 13.42 Ft

- Bedroom 12.08 Ft x 12.25 Ft
- Recreational, Games room 13.17 Ft x 18.42 Ft
- Furnace 6.25 Ft x 16.75 Ft
- 2pc Bathroom 4.75 Ft x 4.75 Ft
- Dining room 13.42 Ft x 8.67 Ft
- Kitchen 19.50 Ft x 12.00 Ft

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

Listing Presented By:



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See

**Mirror**

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Other 13.42 Ft x 7.92 Ft

Living room 15.67 Ft x 14.17 Ft

4pc Bathroom 7.92 Ft x 4.83 Ft