



# 607 13A Street Calgary Alberta

\$1,075,000

This exceptional custom-built home with great curb appeal, a walkout basement, a high-end design and numerous outdoor areas seamlessly combines casual sophistication with modern conveniences. Phenomenally located on a quiet street overlooking Bottomlands Park! An abundance of upscale upgrades, stylishly designed decor and luxurious extras throughout. Soaring vaulted ceilings, gleaming hardwood floors and a wide open floor plan create an airy atmosphere on the main floor. An entire wall of glass expertly frames those tranquil park views while relaxing in the living room. Patio sliders lead to the expansive upper deck with glass railings and a gas line so none of the views are obstructed while hosting summer barbeques. Inspiring culinary adventures, the chef's dream kitchen features a Professional Series Jenn-Air appliance package including a gas stove, titanium leather textured granite, custom solid wood cabinetry with soft close hinges and an oversized island to casually gather around. The primary oasis is on this level for ultimate privacy. A true owner's sanctuary thanks to the spacious design, custom walk-in closet and luxurious ensuite boasting heated floors, dual sinks, a 3-headed rain shower, a smart steam shower and under cabinet accent lighting. Ascend the elegant glass-railed staircase illuminated by a gorgeous chandelier to the upper level loft. This flexible space is perfect for a home office with outstanding views and an easy work/life balance. The upper level is home to 2 additional bedrooms each with their own bathroom, no need to share! The grandeur continues into the finished walkout basement. Host games and movie nights in the massive rec room or simply unwind on cool winter nights in front of the sleek fireplace. Walk out to the covered patio and take in those incredible views from the soothing hot tub. All this plus an unsurpassable location wit...

- Recreational, Games room 23.42 Ft x 23.58 Ft
- Laundry room 6.42 Ft x 7.75 Ft
- Furnace 6.75 Ft x 10.25 Ft
- 2pc Bathroom .00 Ft x .00 Ft
- Living room 20.75 Ft x 14.50 Ft
- Kitchen 16.33 Ft x 10.17 Ft
- Primary Bedroom 23.58 Ft x 11.83 Ft
- 2pc Bathroom .00 Ft x .00 Ft
- 4pc Bathroom .00 Ft x .00 Ft
- Loft 13.42 Ft x 9.67 Ft
- Bedroom 12.92 Ft x 8.00 Ft
- Bedroom 19.83 Ft x 9.58 Ft

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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Dining room 8.17 Ft x 10.17 Ft

Other 8.17 Ft x 5.50 Ft

3pc Bathroom .00 Ft x .00 Ft

4pc Bathroom .00 Ft x .00 Ft