



218 11 Street Calgary Alberta

\$1,225,000

Coming soon to BRIDGELAND! This stunning SEMI-DETACHED home offering a THIRD FLOOR LOFT W/ BALCONY, OVERSIZED PRIMARY SUITE, JUNIOR SUITE, & FULLY DEVELOPED BASEMENT in BRIDGELAND is sure to wow you and your family! Boasting a lavish exterior, the elegant interior finishes & upgrades all come together in this modern home, starting w/ the main floor. The main floor features wide plank-engineered white oak hardwood floors, 10-ft ceilings, & a DOUBLE DETACHED GARAGE. The chef-inspired kitchen centers on a central island & has upgraded appliances, including a gas range, a French door fridge, & a built-in wall oven. Quartz counters sit alongside a full-height backsplash w/ custom cabinetry for a highly modern aesthetic, with a large built-in pantry giving you tons of storage space. The front dining room/flex space enjoys views of the front yard through CEILING-HEIGHT PANELLED WINDOWS & a designer chandelier. After dinner, relax in the great room around the inset gas fireplace w/ custom millwork & oversized sliding patio doors onto the back deck. A rear mudroom also takes you out back, with a pocket door and built-in bench for convenience, and an elegant powder room finishes off the level with a modern vanity and designer lighting. Upstairs, the primary suite takes up half the floor for the ultimate retreat, with large windows, dual walk-in closets, and a huge, contemporary 5-pc ensuite equipped with heated tile floors, dual vanity, tiled shower, and freestanding soaker tub. The junior suite enjoys its own walk-in closet and 4-pc ensuite, with a raised 12-ft ceiling in front of the ceiling-height windows! Older kids or guests will love the freedom and quiet they get from the THIRD FLOOR LOFT bedroom, which sits next to the main 4-pc bath. The bonus room is a great rec area, with oversized sliding glass doors taking you out to a good-sized balcony, perfect for summer drin...

Primary Bedroom 13.25 M x 10.50 M

Other 8.58 M x 8.42 M

Other 8.08 M x 4.25 M

Bedroom 12.00 M x 11.92 M

Laundry room 7.75 M x 5.83 M

4pc Bathroom .00 M x .00 M

4pc Bathroom .00 M x .00 M

Bedroom 11.50 M x 11.25 M

Other 7.25 M x 3.00 M

Recreational, Games room 17.75 M x 17.33 M

4pc Bathroom .00 M x .00 M

Living room 15.00 M x 11.67 M

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Listing Presented By:



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RE/MAX

**RE/MAX REAL ESTATE
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5pc Bathroom .00 M x .00 M

Bedroom 11.50 M x 10.25 M

Bonus Room 18.00 M x 17.25 M

Kitchen 17.00 M x 14.00 M

Dining room 13.08 M x 12.08 M

2pc Bathroom .00 M x .00 M