



## 2248 9 Avenue Calgary Alberta

\$2,999,888

Discover Your Own "Castle in the City!" Welcome to a stunning 7,000+ SF custom residence originally inspired by the iconic Banff Springs Hotel. Perfectly situated on a spacious 11,000sf double lot (zoned M-CG) at the very end of 9 Avenue SE and surrounded by nothing except the serene Bow River, the picturesque Inglewood wildlands & bird sanctuary, lush parks, and scenic walking/riding trails. This private and exclusive location is one of a kind! As you approach this magnificent estate, you'll be captivated by the exquisite stone and woodwork that grace both the exterior and interior, showcasing exceptional craftsmanship. The grand entrance invites you into a world of elegance and warmth, where no detail has been overlooked. The home offers four spacious bedrooms and four and a half bathrooms, this residence combines comfort and functionality. Step into the awe-inspiring great room, where towering ceilings soar above, creating an airy and inviting atmosphere. The impressive floor-to-ceiling window package floods the space with natural light, seamlessly connecting the indoors with the stunning outdoor beauty. Whether hosting gatherings or enjoying quiet evenings, this room is perfect for both entertaining and relaxation. Adjacent to the great room, a beautifully appointed custom kitchen. Featuring top-of-the-line appliances including an 8 burner gas range, it's a chef's dream. Expansive countertops including a huge island with sit up bar and ample cabinetry provide both functionality and elegance, making it a perfect place to create culinary masterpieces and entertain. For wellness enthusiasts, the private indoor saltwater pool invites you to unwind and enjoy a refreshing swim year-round. The tranquil setting is perfect for relaxation or hours of fun with family and friends. Upstairs you'll find 3 beds including a large bonus/den space. The large primary bedroom over...

4pc Bathroom 13.00 Ft x 6.58 Ft  
 6pc Bathroom 13.67 Ft x 21.92 Ft  
 Bedroom 13.08 Ft x 16.08 Ft  
 Bedroom 17.42 Ft x 12.50 Ft  
 Loft 20.83 Ft x 35.67 Ft  
 Primary Bedroom 20.92 Ft x 27.92 Ft  
 4pc Bathroom 5.25 Ft x 8.25 Ft

Exercise room 12.67 Ft x 10.25 Ft  
 Recreational, Games room 30.50 Ft x 18.50 Ft  
 Media 17.33 Ft x 16.50 Ft  
 2pc Bathroom 10.17 Ft x 9.50 Ft  
 3pc Bathroom 9.92 Ft x 6.83 Ft  
 Breakfast 12.92 Ft x 9.67 Ft  
 Dining room 13.08 Ft x 13.92 Ft

Listing Presented By:



Originally Listed by:  
 Charles

<http://www.benknopp.com/>

**RE/MAX**  
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Other 12.92 Ft x 17.92 Ft

Bedroom 14.83 Ft x 10.75 Ft

Family room 16.00 Ft x 22.67 Ft

Kitchen 18.25 Ft x 22.58 Ft

Laundry room 10.67 Ft x 10.50 Ft