



## 501 13a Street Calgary Alberta

\$1,490,000

Discover your dream home in this exceptional, brand-new custom build situated on a prime corner lot in the picturesque Bridgeland area. Perched on the hillside, this unique property offers sweeping views, surrounded by greenspace and steps away from the community garden, soccer fields, walking distance to Tom Campbell Park, the Telus Spark Science Centre and Calgary Zoo. As you approach, you'll be captivated by the thoughtfully designed exterior, showcasing architectural and engineering excellence that sets this home apart from other new construction homes. Step inside to find soaring 10' ceilings and engineered hardwood floors that flow seamlessly throughout the main level. The spacious foyer leads to a versatile flex room, ideal for a home office or an additional bedroom, complete with a generous walk-in closet. The living room features expansive windows that allow the space to fill with natural light, highlighted by a stunning marble feature wall and fireplace that elegantly divides the room from the kitchen and dining areas. The chef's kitchen is a true masterpiece, boasting gorgeous quartz countertops, an abundance of custom cabinetry, and a large island equipped with a mini-fridge and microwave. Top-of-the-line Bosch appliances and a gas range elevate your cooking experience, while a large pantry and a custom wine room with a glass door offer added convenience and sophistication. The kitchen flows effortlessly into the dining room, creating the perfect setting for entertaining family and friends. On the upper level, you'll find the primary suite with a private balcony, a luxurious retreat featuring a dream walk-in closet and a spa-like ensuite bathroom with high-end finishes, including heated luxury tile flooring, dual vanities, a stand alone soaker tub, and a spacious shower. Two additional bedrooms are thoughtfully separated by a Jack and Jill bathroom, making...

Bedroom 10.17 Ft x 12.50 Ft

Bedroom 10.00 Ft x 10.33 Ft

Primary Bedroom 12.75 Ft x 17.33 Ft

5pc Bathroom 18.00 Ft x 12.17 Ft

4pc Bathroom 13.00 Ft x 6.92 Ft

Other 10.33 Ft x 9.17 Ft

Bedroom 13.00 Ft x 11.00 Ft

3pc Bathroom 11.00 Ft x 6.00 Ft

Bedroom 14.00 Ft x 10.75 Ft

2pc Bathroom 10.50 Ft x 5.58 Ft

Listing Presented By:



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