



# 1215 Bellevue Avenue Calgary Alberta

\$2,698,000

ENVIRONMENTAL SUSTAINABILITY and exceptional luxury blend harmoniously in this remarkable and stunning family home. BUILT-GREEN PLATINUM CERTIFICATION for its energy efficiency. Built by Empire Custom Homes, one of the city's top luxury builders. The building envelope delivers the highest energy efficiency by incorporating full metal-frame construction together with a special wall system and SIP roof system...all coordinated by specialist Bone Structure. Other green features that include: a full solar array, soy-based spray foam insulation and triple pane ultra-efficient Austrian Gaulhofer windows and doors. Prime location at the top of Scotsman's hill on a large and beautifully landscaped lot (nearly 10,000 square feet) with a combination of existing mature trees and shrubs together with environmentally-sensitive additions. Tremendous curb appeal with brick and composite siding, accented by black metal-cladding on the windows. The lofty entry and staircase are a prelude to large and beautifully scaled rooms throughout with high ceilings and huge windows. White-oak-plank hardwood floors run throughout the main level. The sprawling living room has a gas fireplace and 15' sliding glass walls to create a seamless connection to the yard. The adjacent kitchen holds custom cabinetry by Empire, honed marble counters, a full set of Miele appliances (including steam oven and 2 wine fridges) and 15' sliding glass walls to a side-yard deck. Around the corner is an amazing pantry with sink, prep-space and endless storage. The balance of the main floor includes a dramatic dining space, combined laundry-mud room with pet shower, and access to an oversized and fully-finished double garage with 8' high Steelcraft diffused glass door. The upper floor features vaulted ceilings and double-pane Velux skylights. Exceptional primary bedroom connects to a beautifully organized walk-in cl...

Family room 28.50 Ft x 23.67 Ft

Bedroom 13.75 Ft x 12.08 Ft

Storage 15.58 Ft x 9.08 Ft

3pc Bathroom Measurements not available

Foyer 14.00 Ft x 5.67 Ft

Living room 24.50 Ft x 19.00 Ft

Dining room 14.42 Ft x 12.17 Ft

Kitchen 18.50 Ft x 12.75 Ft

Pantry 14.83 Ft x 6.17 Ft

Laundry room 11.33 Ft x 9.42 Ft

2pc Bathroom Measurements not available

Loft 20.00 Ft x 9.67 Ft

Primary Bedroom 15.67 Ft x 12.25 Ft

Bedroom 19.67 Ft x 12.00 Ft

Bedroom 24.33 Ft x 14.42 Ft

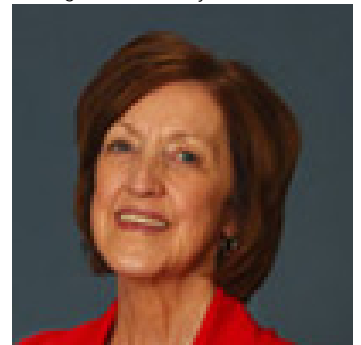
5pc Bathroom Measurements not available

4pc Bathroom Measurements not available

3pc Bathroom Measurements not available

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Listing Presented By:



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CIR

REALTY

149 West Lakeview Point , Calgary, AB,

Phone: 403-585-5270  
[cawarawa@shaw.ca](mailto:cawarawa@shaw.ca)