



## 2824 12 Avenue Calgary Alberta

\$2,100,000

Classic elegance awaits in St. Andrew's Heights. This exceptional traditional home on a quiet tree lined street boasts over 5000 square feet of finished living space over 3 levels with a timeless appeal and versatile plan. As you enter the formal foyer you will be captivated by the quality and grandeur of this home, anchored by the impressive central curved staircase. Off of the formal entry you will discover a handsome home office/ den with rich wood panelling, built in bookshelves and a gas fireplace. Pass through to the great room with a sophisticated vibe, open to the kitchen and the spacious informal dining area which all look out to the beautiful backyard and large deck, perfect for entertaining. The kitchen features a raised bar, Wolf 6 burner gas range, SubZero fridge, Miele dishwasher, wall oven/ microwave combo and garburator. Tucked behind the kitchen is a practical passageway from the rear entry that is perfect for families with a large mudroom with built-in lockers, powder room, butler's pantry with ample storage, beverage fridge, full size fridge/ freezer combo and loads of cupboard and counter space. Its clever design keeps mess out of sight and everything organized for a great work flow in your home. At the end of this corridor you will discover a stunning formal dining room which is also accessible to the foyer with beautiful windows looking into the front yard and a gas fireplace and beautiful wainscotting detail. The upper level is filled with charming details and character. At the top of the staircase is a cozy library/ workspace perfect for a kids homework area with two built in work stations. The principle suite is a haven of relaxation with a large bedroom area with its own fireplace, his and hers closets and a spa inspired ensuite with separate vanities, air jet tub, enclosed water closet and a huge walk-in steam shower. Down the hall th...

4pc Bathroom 8.92 Ft x 5.08 Ft

4pc Bathroom 8.42 Ft x 9.25 Ft

5pc Bathroom 16.75 Ft x 17.25 Ft

Bedroom 14.50 Ft x 14.83 Ft

Bedroom 13.33 Ft x 14.75 Ft

Laundry room 8.42 Ft x 10.33 Ft

Wine Cellar 13.25 Ft x 9.00 Ft

Bedroom 14.50 Ft x 10.42 Ft

Recreational, Games room 16.58 Ft x 22.75 Ft

Storage 6.08 Ft x 6.33 Ft

Media 19.75 Ft x 18.42 Ft

Furnace 19.50 Ft x 8.17 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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CIR Realty

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CIR

REALTY

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Office 8.58 Ft x 10.25 Ft

Recreational, Games room 22.33 Ft x 18.50 Ft

Primary Bedroom 17.58 Ft x 26.00 Ft

2pc Bathroom 5.50 Ft x 6.17 Ft

Other 8.00 Ft x 14.25 Ft

2pc Bathroom 5.42 Ft x 6.75 Ft

4pc Bathroom 14.50 Ft x 7.83 Ft