



## 3117 13 Avenue Calgary Alberta

\$1,225,000

Experience pure luxury in this brand-new, custom-built 5 BEDROOM home situated on a peaceful street in the well-established community of Shaganappi. With over 2,900 square feet of thoughtfully designed living space on an OVERSIZED lot, this home is a masterpiece of modern craftsmanship. The main level impresses with its bright and airy ambiance, featuring stunning white oak hardwood floors and soaring 10-FOOT CEILINGS that invite natural light to pour in. The open-concept layout flows effortlessly from a spacious dining area to a chef-inspired kitchen, complete with quartz countertops, a striking waterfall island with an eating bar, ample storage, and a top-tier KitchenAid stainless steel appliance package. The living room, seamlessly connected to the kitchen, serves as the vibrant centerpiece of the home, highlighted by a dramatic floor-to-ceiling fireplace and custom built-ins. Completing the main level are a stylish and functional mudroom off the back entrance and a chic 2-piece powder room. An elegant staircase, crafted from white oak hardwood, leads to the second level, where beauty, comfort and functionality converge. This floor offers the perfect study-bar for your work, study and creative endeavors along with three generously sized bedrooms, a beautifully designed 4-piece bathroom, and a convenient laundry room with a sink and ample storage. The primary bedroom is a true sanctuary, designed for ultimate relaxation. Spacious and serene, it features a luxurious walk-in closet and a private 5-piece ensuite. This hidden door opens to a spa-inspired retreat that feels like a dream come true, complete with heated floors, dual sinks, a freestanding soaker tub perfect for unwinding, and a sleek glass-enclosed rainfall shower for an invigorating experience. The basement invites you to unwind in style, offering roughed-in in-floor heating, a spacious family/media room...

Family room 9.33 M x 18.50 M

Other 3.83 M x 9.58 M

Bedroom 9.58 M x 11.58 M

Bedroom 9.83 M x 13.33 M

4pc Bathroom .00 M x .00 M

Kitchen 9.00 M x 15.83 M

Other 6.42 M x 9.92 M

2pc Bathroom .00 M x .00 M

Primary Bedroom 11.50 M x 15.17 M

Bedroom 10.42 M x 11.33 M

Bedroom 10.42 M x 11.33 M

Other 5.42 M x 7.25 M

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Listing Presented By:



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149 West Lakeview Point, Calgary, AB,

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

Living room 12.92 M x 16.42 M  
Foyer 6.08 M x 6.92 M  
Dining room 11.08 M x 13.92 M

Laundry room 4.92 M x 7.17 M  
4pc Bathroom .00 M x .00 M  
5pc Bathroom .00 M x .00 M