



## 216 13 Street Calgary Alberta

\$1,999,900

Silverpoint homes and Paul Lavoie Interior Design present another spectacular creation in our Luxury Bridgeland Ridge Collection, A sprawling 4400 square feet, unbeatable high quality craftsmanship on 3 levels, at an excellent price. Full Hardwood flooring above grade. Quartz and lavish tiling adorn this home, which showcases a fantastic thought provoking floorplan. Exceptionally perfect for a large or growing family. As you enter the grand foyer, soaring 2 story ceilings welcomes you. The main level continues to the sprawling entertainment hub with a huge living room, 10 foot ceilings, and Chef's kitchen, with ample custom cabinetry, including a separate butlers pantry. This exceptional kitchen space has everything you would expect from a home of this meticulous design. A huge quartz island, top line Sub Zero and Wolf appliances which includes a custom panel fridge, wall oven, and a speed oven/microwave, as well as a large gas cooktop with an overhead 500 CFM hoodfan. Porcelain tile backsplashes gleam across the kitchen. A Separate formal dining room is perfect for those large family dinners. Large sliding glass doors seamlessly usher you to a large composite back deck, seamlessly extending the main living space into the outdoors. The comfortable living room showcases an ultra modern 3 sided fireplace, clad with a porcelain slab. Of course, a huge mud room with custom cabinetry, DOG wash, and powder room. Glass railings lead you to the second level, featuring your Primary Bedroom, with full city and mountain views, showcased with vaulted ceilings. A beautiful retreat with a cafe bar corner. An amazing spa ensuite with STEAM SHOWER, heated tile everywhere you look including the shower bench and floors. A freestanding tub, dual sinks, dresser table, and a course a huge walk-in closet. This level also includes a family flex lounge, library, flanked ...

Primary Bedroom 16.10 M x 14.70 M

Bedroom 12.90 M x 13.10 M

Bedroom 13.00 M x 13.10 M

Bonus Room 17.20 M x 8.10 M

Laundry room 7.20 M x 6.10 M

5pc Bathroom Measurements not available

Bedroom 20.60 M x 11.80 M

Living room 27.11 M x 30.00 M

Furnace 13.00 M x 8.70 M

4pc Bathroom Measurements not available

Great room 29.80 M x 33.10 M

Pantry 9.80 M x 5.10 M

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Listing Presented By:



Originally Listed by:  
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**4pc Bathroom** Measurements not available

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**Office** 12.00 M x 10.60 M

**2pc Bathroom** Measurements not available