



# 2316 12 Avenue Calgary Alberta

\$2,980,000

This outstanding Briar hill property offers a rare opportunity to enjoy stunning architecture, unsurpassed craftsmanship & state of the art features. Situated on a beautifully landscaped 7459 sf. hillside corner lot with valley views in one of Calgary's most exclusive and affluent neighborhoods. To be Built beyond expectations, this brilliantly designed & finished 3 story, 5 bedroom, 6 bathroom home will offer over 5800 square feet of luxuriously appointed living space and will be constructed with a perfect blend of natural elements, glass and modern architecture creating an open light filled masterpiece that will showcase as one of the most spectacular homes in the community. The main levels open layout and 10 foot ceilings has an impressive flow tying in all the spaces from the kitchen through the, dining area, family room, right through to the additional lounge and private office and is accentuated by the large sliding glass doors which leads to one of 4 of the outdoor patio lounge areas that over looks the massive landscaped yard . The chefs kitchen is beyond breathtaking with a breakfast pantry/coffee bar, custom crafted cabinetry, DEKTON island and counters to the top of the line appliances, no expenses were spared in its making. The second level offers 4 bedrooms, 3 baths and a elegant master with an opulent en-suite, fireplace, walk-in closet and one of the of the five balconies this home offers. The third level loft beams with light from its oversized windows and glass doors that take you to another private balcony. This exceptional space could be used as an amazing retreat, additional family room or studio space. The lower level is designed to be an entertainment oasis, boasting a generous sized rec room, bar, guest room, bathroom, home gym, yoga area and a top of the line golf simulator and home theatre room. This home offers every luxury and state of ...

Primary Bedroom 16.92 Ft x 14.83 Ft  
 Bedroom 14.08 Ft x 15.42 Ft  
 Bedroom 16.08 Ft x 10.33 Ft  
 Bedroom 12.83 Ft x 13.67 Ft  
 3pc Bathroom Measurements not available  
 4pc Bathroom Measurements not available  
 5pc Bathroom Measurements not available  
 Loft 28.00 Ft x 30.00 Ft  
 3pc Bathroom Measurements not available

Family room 24.17 Ft x 26.08 Ft  
 3pc Bathroom Measurements not available  
 2pc Bathroom Measurements not available  
 Family room 17.08 Ft x 28.08 Ft  
 Dining room 10.00 Ft x 28.08 Ft  
 Pantry 10.33 Ft x 6.33 Ft  
 Kitchen 10.58 Ft x 28.08 Ft  
 Office 12.50 Ft x 12.75 Ft  
 Den 14.83 Ft x 18.58 Ft

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

Listing Presented By:



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Bedroom 16.92 Ft x 15.33 Ft