



2316 12 Avenue Calgary Alberta

\$4,495,000

A Masterpiece of Design and Luxury Living by Ambedo Homes, Welcome to this one-of-a-kind architectural showpiece by Ambedo Homes, created in collaboration with award-winning Midnight Design Studio. Perched on a meticulously landscaped 7,460 sq. ft. corner hillside lot, this exceptional residence offers panoramic views of the river valley in one of Calgary's most prestigious communities. This stunning 3-storey home boasts over 7,400 sq. ft. of impeccably curated living space, featuring 5 bedrooms, 7 bathrooms, and four distinct outdoor patio areas. With a seamless blend of contemporary architecture, natural elements, and floor-to-ceiling glass, this home is a true statement of modern elegance and thoughtful design. The main level features soaring 10-foot ceilings and a flowing open-concept layout, anchored by a striking mono-stringer staircase, a sleek fireplace feature, and a private glass elevator. A chef-inspired kitchen takes center stage with premium appliances, custom cabinetry, an oversized stone island, and a walk-through service pantry with a built-in coffee bar. Expansive sliding glass doors lead to a covered outdoor lounge, perfect for entertaining. The second level hosts four spacious bedrooms, including a spectacular glass-wrapped primary suite with private balcony, fireplace, massive walk-in closet, and a spa-like ensuite. The third-floor loft offers a flexible retreat with wet bar, full bathroom, and a private rooftop balcony—ideal for a lounge, studio, or guest suite. The fully developed lower level is designed for ultimate entertainment, complete with a large rec room and bar, guest bedroom with bath, home gym, yoga space, and a cutting-edge golf simulator. Additional features include a heated 4-car garage with epoxy floors, five balconies, multiple outdoor living spaces, and a rooftop terrace with breathtaking views. Every detail has been meticulously...

Primary Bedroom 22.42 Ft x 15.08 Ft

Bedroom 15.75 Ft x 10.67 Ft

Bedroom 12.25 Ft x 13.67 Ft

Bedroom 14.33 Ft x 11.67 Ft

2pc Bathroom 9.58 Ft x 9.58 Ft

3pc Bathroom 7.08 Ft x 13.67 Ft

5pc Bathroom 19.67 Ft x 13.83 Ft

3pc Bathroom 9.08 Ft x 4.75 Ft

Bedroom 13.58 Ft x 14.08 Ft

Living room 23.42 Ft x 27.00 Ft

3pc Bathroom 6.00 Ft x 12.83 Ft

2pc Bathroom Measurements not available

Den 18.75 Ft x 13.17 Ft

Foyer 9.42 Ft x 9.92 Ft

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Listing Presented By:



Originally Listed by:
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Other 14.25 Ft x 9.50 Ft

Laundry room 5.75 Ft x 9.58 Ft

Loft 37.58 Ft x 26.58 Ft

Media 20.92 Ft x 17.33 Ft

Furnace 11.75 Ft x 13.83 Ft