



## 2543 11 Avenue Calgary Alberta

\$3,397,000

OFFERING EXCEPTIONAL VALUE in one of the NW's top communities of St. Andrew Heights. Located on a quiet street, 2 minutes to walking paths, this home is perfectly situated for outdoor enthusiasts. Thoughtfully designed, this 6000+ sq.ft. home is a perfect fit for families & those who love to entertain. There are a total of 6 bedrooms & 5 bathrooms making it ideal for those looking to accommodate a larger family. Inspired by a French Chateau, this modern home has been meticulously designed. You will immediately appreciate the level of detail and quality craftsmanship. Welcome your guests to your 11" wide foyer, 3-tiered 10' coffered ceiling with skylight and double diamond chandelier. The white oak floors are exquisite & flow beautifully into your living room featuring a 42" fireplace & huge picture window. The dining room is elegant & sophisticated with a Swarovski crystal chandelier & convenient walk-through double butler pantry with beverage center & wine fridge. The bright chef inspired kitchen shines with custom cabinetry, a 9X5 island, incredible storage, full height Caesarstone backsplash, & high-end appliances. The Kitchen nook offers a comfortable spot to relax in the sun & provides easy access to the large south facing backyard perfect for outdoor entertaining. The great room is appropriately named & features two full walls of custom cabinetry with a stunning fireplace, gorgeous built-ins a perfectly situated television for you entertaining pleasure. The 3" solid oak open riser staircase with custom laser-cut chrome glass railing, winding around the 5x8 open sky light with 5 Italian chandeliers brings you to the second level. The upstairs offers a total of four bedrooms all designed with walk-in closets and each offering access to an ensuite with heated floors. The additional lounge/flex area is also a perfect place to relax or study. The grand primary be...

4pc Bathroom 7.75 Ft x 5.33 Ft

5pc Bathroom 17.42 Ft x 5.42 Ft

5pc Bathroom 11.75 Ft x 18.08 Ft

Bedroom 11.75 Ft x 10.75 Ft

Bedroom 12.08 Ft x 12.33 Ft

Bedroom 12.83 Ft x 10.83 Ft

4pc Bathroom 9.67 Ft x 11.58 Ft

Other 11.50 Ft x 6.83 Ft

Bedroom 13.00 Ft x 12.67 Ft

Bedroom 11.08 Ft x 11.83 Ft

Exercise room 13.67 Ft x 15.67 Ft

Recreational, Games room 29.50 Ft x 18.83 Ft

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

Listing Presented By:



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Great room	11.25 Ft x 13.00 Ft	Storage	5.50 Ft x 11.67 Ft
Laundry room	12.83 Ft x 7.08 Ft	Storage	7.58 Ft x 3.92 Ft
Primary Bedroom	14.92 Ft x 19.83 Ft	Furnace	16.92 Ft x 11.17 Ft
Other	17.42 Ft x 15.92 Ft		