



2823 11 Avenue Calgary Alberta

\$2,195,000

Welcome to this exquisite custom built home by Tribeca Homes, ideally situated on a 55' south rear facing walk-up lot in prestigious St. Andrews Heights. From the moment you arrive, the captivating curb appeal and charming front porch invite you to envision relaxing evenings at home. Step inside to soaring ceilings, exceptional craftsmanship, and high end finishes throughout. This thoughtfully designed residence boasts over 4,090 sq ft of developed living space, featuring site finished walnut hardwood, solid core doors, detailed millwork, and coffered ceilings. The grand travertine tiled foyer welcomes you with a dramatic 19' ceiling. French doors open to a private home office with custom built-ins and maple crown molding, while the formal dining room impresses with panelled walls, a picture window, and recessed ceiling detail. The gourmet kitchen is a chef's dream with rich maple cabinetry, a 9' granite island, and premium appliances including a Viking 6-burner gas cooktop with griddle, dual Viking wall ovens, Miele dishwasher, and panelled fridge. A butler's pantry connects the kitchen and dining room, complete with a built-in Miele espresso machine and wine cooler. Adjacent, a bright breakfast nook leads to the raised south-facing deck where you can enjoy dinners al fresco. The spacious living room is filled with natural light and features a stone surround gas fireplace with custom built-ins, creating a warm, inviting space. Upstairs, a spacious landing overlooks the foyer below and leads to three generously sized bedrooms, all with ensuite access. The luxurious primary is a private retreat, with a cozy sitting area, gas fireplace, Juliet balcony with treetop views, custom walk-in closet, and an opulent 6pc ensuite with heated floors, dual vanities, jetted tub, and steam shower. The fully developed walk-up lower level is designed for entertaining and relaxation....

Family room 19.00 Ft x 17.17 Ft

Other 17.17 Ft x 5.08 Ft

Wine Cellar 8.33 Ft x 4.25 Ft

Bedroom 11.42 Ft x 10.50 Ft

3pc Bathroom .00 Ft x .00 Ft

Kitchen 16.92 Ft x 15.67 Ft

Pantry 7.00 Ft x 5.58 Ft

Office 13.42 Ft x 10.83 Ft

Laundry room 6.33 Ft x 5.33 Ft

2pc Bathroom .00 Ft x .00 Ft

Primary Bedroom 18.00 Ft x 13.00 Ft

Bedroom 13.75 Ft x 12.58 Ft

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Listing Presented By:



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Dining room	11.92 Ft x 11.00 Ft	Bedroom	15.83 Ft x 11.67 Ft
Breakfast	12.00 Ft x 8.17 Ft	5pc Bathroom	.00 Ft x .00 Ft
Living room	18.25 Ft x 16.92 Ft	6pc Bathroom	.00 Ft x .00 Ft