



# 2836 12 Avenue Calgary Alberta

\$1,699,900

The AMAZING BUNGALOW you have been waiting for! Taken down to FOUNDATION, this home was METICULOUSLY REBUILT including NEW roof trusses, framing, plumbing, electrical, a new ADDITION, all EXCEEDING builder standard. Step through the CUSTOM HEMLOCK door into OPEN floorplan. Engineered HICKORY HARDWOOD flooring provides both luxury and durability underfoot. Gas FIREPLACE with natural STONE w/CUSTOM BUILT-INS create an inviting space to gather. STUNNING kitchen is ready for ENTERTAINING or BAKING w/10-FOOT ISLAND w/PREP SINK, custom MAPLE CABINETS w/ PULLOUTS, MAGIC ROLLOUT, QUARTZ counters, JENN-AIR appliance package & additional STORAGE. Formal DINING area with VIEW of COVERED DECK and peaceful backyard. WALK-IN PANTRY with adjustable shelving, LAUNDRY ROOM with UPRIGHT FREEZER, CLOSET, FOLDING QUARTZ counter, HANGING rod and SINK. MUDROOM for all the gear, ATTACHED to your DREAM GARAGE - TRIPLE tandem, 9'x8' doors, 12-foot ceiling height, WIRED for two electric hoist lifts, SIDE MOUNT overhead openers w/myQ app, IN-FLOOR HEAT, drain, LOTS of space for vehicles, workshop, hobbies. PRIMARY SUITE has room for KING bed, CUSTOM walk-thru closet w/POCKET doors lead to SOPHISTICATED ENSUITE retreat! HEATED floors, HEATED shower floor, HEATED shower bench, rain shower, relaxing SOAKER TUB, separate WATER CLOSET, privacy glass on window brings in lots of LIGHT, DBLE SINKS and MAPLE custom vanity. 2ND BEDROOM also makes spacious OFFICE w/3PCE bath adjacent. FULLY FINISHED LOWER level features another TWO OVERSIZED bedrooms, 4-PCE bath, extraordinary WET BAR with FULL fridge/freezer could be KITCHENETTE, MASSIVE REC and FAMILY ROOM. EPOXY FLOOR w/IN-FLOOR heat throughout is EASY CARE and PET friendly. Additional AUDIO VISUAL WIRING and LED LUTRON SMART lighting throughout including COVERED DECK w/ceiling fan & ready for TV. This IMPRESSIVE home has LONG LIST of UPGRADES & F...

Family room 21.00 Ft x 15.00 Ft  
 Recreational, Games room 17.75 Ft x 10.83 Ft  
 Bedroom 17.75 Ft x 14.75 Ft  
 Bedroom 17.17 Ft x 11.00 Ft  
 Other 8.25 Ft x 5.50 Ft  
 4pc Bathroom 11.00 Ft x 5.33 Ft  
 Furnace 22.58 Ft x 10.42 Ft

Dining room 14.08 Ft x 11.75 Ft  
 Primary Bedroom 12.67 Ft x 11.42 Ft  
 Other 10.25 Ft x 7.25 Ft  
 5pc Bathroom 11.25 Ft x 10.25 Ft  
 Bedroom 10.33 Ft x 9.08 Ft  
 Foyer 10.00 Ft x 4.67 Ft  
 Other 13.42 Ft x 7.17 Ft

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Living room 15.25 Ft x 12.58 Ft

Kitchen 19.08 Ft x 18.33 Ft

Pantry 5.58 Ft x 4.83 Ft

Laundry room 8.25 Ft x 6.75 Ft

4pc Bathroom 9.58 Ft x 4.92 Ft