



## 429 11A Street Calgary Alberta

\$1,099,900

BRAND NEW LUXURY BUILD | UNOBSTRUCTED DOWNTOWN VIEWS | FRONTING ONTO A GREEN SPACE | QUALITY CRAFTSMANSHIP | HIGH-END UPGRADES | CENTRAL AIR CONDITIONING | 4 BEDROOMS | 3 BEDROOMS ALL WITH THEIR OWN EN-SUITES | SPA-LIKE MASTER SUITE | FINISHED BASEMENT | WET BAR | WEST-FACING BACKYARD | DOUBLE DETACHED GARAGE | TREELINED STREET | VERY WALKABLE INNER-CITY COMMUNITY! Absolutely stunning brand new home on a quiet treeline street across from a park with unobstructed downtown views! Incredible upgrades, quality craftsmanship and attention to detail are evident the moment you step foot inside this elegant home boasting soaring ceilings, wide plank hardwood floors, designer lighting, cleverly integrated storage, built-in speakers, central air conditioning and an exceptional floor plan that flows naturally. Sunshine streams in from oversized windows into the dining room creating an airy space for family meals and entertaining. Calling all aspiring chefs, the custom kitchen is the epitome of high-end luxury, a stunning mix of style and function featuring full-height cabinets, an oversized fridge, a gas cooktop, stone countertops and a large waterfall edge island for everyone to gather around. A gorgeous floor-to-ceiling surround fireplace flanked by windows provides an exquisite focal point in the living room with a relaxing atmosphere. A mudroom with built-ins adds to your convenience as does the beautiful powder room. The upper level primary bedroom is a true owners retreat boasting oversized patio slider doors and an expansive balcony encouraging peaceful morning coffees and evening beverages with those incredible downtown views as the backdrop. Further adding to the luxuriousness is a huge custom closet and a lavish ensuite with a dual vanity, a deep soaker tub and an oversized rain shower. Both additional bedrooms each have their own ensuite for ultimate privacy! Ther...

Bedroom 12.00 Ft x 10.58 Ft

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Primary Bedroom 13.83 Ft x 13.50 Ft

Recreational, Games room 14.92 Ft x 12.92 Ft

Furnace 8.58 Ft x 7.58 Ft

3pc Bathroom Measurements not available

4pc Bathroom Measurements not available

Dining room 12.25 Ft x 9.92 Ft

Living room 13.50 Ft x 9.92 Ft

Kitchen 14.50 Ft x 12.08 Ft

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

Listing Presented By:



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eXp Realty



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<b>Bedroom</b>	10.92 Ft x 10.75 Ft	<b>2pc Bathroom</b>	Measurements not available
<b>3pc Bathroom</b>	Measurements not available	<b>Other</b>	17.33 Ft x 5.67 Ft
<b>Bonus Room</b>	13.17 Ft x 8.00 Ft	<b>Other</b>	10.17 Ft x 5.92 Ft
<b>Laundry room</b>	8.58 Ft x 5.92 Ft	<b>5pc Bathroom</b>	Measurements not available
<b>Other</b>	4.83 Ft x 4.08 Ft		