



## 65 Edmonton Trail Calgary Alberta

\$13,888,000

A rare find in Calgary under one roof offering 3 Luxury Residential & 3 Commercial bays with 17 car parkade at grade. Welcome to a property that redefines luxury, comfort, and innovation. Every element of this exceptional building has been meticulously crafted to offer an unparalleled experience, blending cutting-edge technology, premium materials, and timeless elegance. From the robust structure to the bespoke finishes, every detail has been thoughtfully designed to create a living space unlike any other. The building itself is an engineering marvel, constructed with a powerful combination of concrete, steel, and engineered wood to ensure maximum strength and durability. Inside, the meticulous craftsmanship is evident, with hardwood flooring and linear materials imported from Ukraine, paired with specialized Brazilian countertops. These bespoke finishes create an atmosphere of sophistication, turning every space into a work of art. Upon entering, you are immediately struck by the soaring high ceilings that give every room an expansive, open feel. These elevated ceilings create a sense of grandeur and luxury, enhancing the natural light that pours into the property, making every space feel airy and inviting. The design of the building goes beyond aesthetics, with thoughtful features that enhance both the atmosphere and the environment. In the largest unit, an indoor water feature with four cascading waterfalls provides both tranquility and style. The soothing sound of the flowing water creates a serene atmosphere, while the LED lighting highlights the gentle movement, transforming it into a glowing centerpiece of the space. This feature not only enhances the ambiance but also contributes to a healthier indoor environment by boosting humidity levels. For those who value seamless living between indoor and outdoor spaces, this property sets a new standard. The largest uni...

Primary Bedroom 12.92 Ft x 13.25 Ft

5pc Bathroom 17.25 Ft x 10.08 Ft

Family room 12.50 Ft x 15.92 Ft

Other 8.50 Ft x 7.08 Ft

3pc Bathroom 4.92 Ft x 8.25 Ft

3pc Bathroom 5.33 Ft x 8.58 Ft

Bedroom 12.25 Ft x 12.58 Ft

Family room 14.50 Ft x 12.25 Ft

Laundry room 10.50 Ft x 7.17 Ft

Primary Bedroom 12.92 Ft x 19.08 Ft

Other 7.33 Ft x 12.08 Ft

Bedroom 14.00 Ft x 11.50 Ft

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

Listing Presented By:



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<https://markdeverndencentury21.com/>



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3pc Bathroom 4.92 Ft x 8.17 Ft

4pc Bathroom 12.00 Ft x 18.75 Ft

Bedroom 12.42 Ft x 13.75 Ft

Bedroom 12.92 Ft x 13.58 Ft

Bedroom 12.42 Ft x 11.50 Ft

2pc Bathroom 5.33 Ft x 8.42 Ft

3pc Bathroom 8.58 Ft x 4.83 Ft