



120 13 Street Calgary Alberta

\$2,750,000

Unveiling an architectural masterpiece by Silverpoint Custom Homes and Paul Lavoie Interior Design. Perched on a spectacular lot overlooking Bridgeland offering breathtaking views of the city and Rocky Mountains. This 5200-square-foot gem seamlessly blends Hollywood Hills vibes with inner-city living. Step inside to discover well-crafted spaces, including a magnificent kitchen featuring a 13ft waterfall island and all MIELE appliances. Hardwood floors weave throughout the four levels including the basement, creating a harmonious atmosphere of seamless design. The main level surprises you with a hidden coat closet, a spacious mudroom, and a private office den overlooking a backyard oasis with a large deck, hot-tub ready! Move effortlessly between levels via elevator or a captivating floor to ceiling glass-walled staircase leading to three generous bedrooms and a master suite, simply like no other. The second floor offers 3 spacious bedrooms with panoramic city views from each bedroom, private balconies, and a separate family lounge with access to a full guest bath. A fabulous laundry room and linen closets complete this level, not to mention the huge windows offering full sunrise worthy full east views. The third-floor PRINCIPAL BEDROOM is a showstopper with a HUGE BALCONY boasting the best panoramic city and mountain views, SITTING AREA, COFFEE BAR and a HIDDEN DOOR to a luxurious ensuite. A TV LIFT separates the bedroom and the sitting area which rotates for your convenience while in bed or enjoying your morning coffee in the master retreat. A magical As you enter the ensuite, flooded with natural light, a magical SMARTGLASS window gives you the option of privacy, or to enjoy the fabulous city views while soaking in the tub. A luxurious dual vanity, dual spa shower area surrounded by glass, featuring heated floors and shower bench. The walk-in wardrobe ro...

- 4pc Bathroom Measurements not available
- 4pc Bathroom Measurements not available
- 4pc Bathroom Measurements not available
- Bedroom 15.92 Ft x 17.58 Ft
- Bedroom 15.00 Ft x 14.67 Ft
- Bedroom 11.08 Ft x 13.00 Ft

- Other 24.92 Ft x 19.08 Ft
- 3pc Bathroom Measurements not available
- Bedroom 13.58 Ft x 14.25 Ft
- Exercise room 9.50 Ft x 23.67 Ft
- Recreational, Games room 20.25 Ft x 17.75 Ft
- Furnace 15.83 Ft x 10.83 Ft

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

Listing Presented By:



Originally Listed by:
RE/MAX Realty Professionals

<http://www.nimji.com/>

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca

Family room 24.92 Ft x 12.83 Ft

Laundry room 7.33 Ft x 8.83 Ft

6pc Bathroom Measurements not available

Primary Bedroom 27.08 Ft x 16.75 Ft

2pc Bathroom Measurements not available

Living room 20.92 Ft x 17.17 Ft

Dining room 10.00 Ft x 16.75 Ft