



## 120 13 Street Calgary Alberta

\$2,499,900

BREATH TAKING PANORAMIC DOWNTOWN, CITY & MOUNTAIN VIEWS from this dazzling 4+1 bedroom home built by Silverpoint Custom Homes, offering over 5200 sq ft of luxurious developed living space. The open & airy main level presents wide plank hardwood floors, high ceilings & floor to ceiling windows that showcase a front dining area & living area anchored by a feature fireplace. Create culinary masterpieces in the kitchen that's tastefully finished with a huge waterfall island/eating bar, an abundance of storage space & Miele built-in appliances. A private office is tucked away just off the kitchen - perfect for those productive work-from-home days. Completing the main level is a mudroom & 2 piece powder room. Ascend the spectacular staircase, to the second level that hosts a spacious bonus room, 3 bedrooms (2 with a private balcony, walk-in closet & 4 piece ensuite). A 4 piece guest bath & laundry room with sink & storage are the finishing touches to the second level. A true opulent, private primary retreat encompasses the third level & features a massive bedroom & sitting area with huge balcony boasting awe-inspiring views plus a rotating pop-up TV & coffee station. The sumptuous 5 piece ensuite behind a hidden door, includes a large vanity with dual sinks, relaxing freestanding soaker tub with SmartGlass window which allows privacy or the opportunity to enjoy the views. There's also a dual spa shower with heated floor & shower bench. Tipping the scale, is the to-die-for dream closet/wardrobe with top-end storage solutions & laundry facilities. Basement development includes a spacious family/media room complete with wet bar & 2 floor to ceiling wine closets. A gym, fifth bedroom & 3 piece bath with steam shower are the finishing touches to the basement. Other notable features include central air conditioning, elevator to all levels of the home & Smart home features. Outs...

Bonus Room 18.50 Ft x 14.92 Ft

Laundry room 8.75 Ft x 7.25 Ft

Bedroom 15.75 Ft x 14.08 Ft

Bedroom 14.83 Ft x 14.50 Ft

Bedroom 12.58 Ft x 11.00 Ft

4pc Bathroom Measurements not available

5pc Bathroom Measurements not available

Family room 17.92 Ft x 17.58 Ft

Exercise room 23.50 Ft x 9.50 Ft

Other 13.92 Ft x 2.00 Ft

Bedroom 14.17 Ft x 13.50 Ft

3pc Bathroom Measurements not available

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

Listing Presented By:



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4pc Bathroom Measurements not available

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Laundry room 3.58 Ft x 2.33 Ft

Primary Bedroom 27.00 Ft x 16.67 Ft

Kitchen 22.25 Ft x 9.92 Ft

Dining room 13.67 Ft x 9.92 Ft

Living room 21.00 Ft x 16.58 Ft