



## 120 13 Street Calgary Alberta

\$2,288,800

An architectural masterpiece by Silverpoint Custom Homes and Paul Lavoie Interior Design. Perched on a spectacular lot overlooking Bridgeland, and offering breathtaking views of the City and Rocky Mountains. A 5,200-square-foot gem, which seamlessly blends Hollywood Hills vibes, in a meticulous and one of a kind design. A fantastic open floor plan with a separate formal living and dining rooms overlooking the city. Boasting a truly 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 den overlooking a backyard oasis with a large deck, (hot-tub ready) Move effortlessly between levels via the elevator or a captivating floor to ceiling glass-walled staircase leading to three generous bedrooms and a master top suite, simply like no other. The second floor offers 3 spacious bedrooms with panoramic city views from 2 bedrooms, private balconies, and a separate family lounge with access to a full guest bath. A fabulous laundry room and linen closet complete this level, not to mention large picture windows offering full sunrise worthy east views. The third-floor PRINCIPAL BEDROOM is a showstopper with a HUGE BALCONY showcasing the best panoramic city and mountain views. A separate lounge area with coffee bar, fridge and a built in TV LIFT separate the bedroom area. 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 suite is a one of a kind dream space, with built in's that ...

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

a

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](mailto:darylcarlson@shaw.ca)

Family room	24.92 Ft x 12.83 Ft	2pc Bathroom	Measurements not available
Laundry room	7.33 Ft x 8.83 Ft	Living room	20.92 Ft x 17.17 Ft
6pc Bathroom	Measurements not available	Dining room	10.00 Ft x 16.75 Ft
Primary Bedroom	27.08 Ft x 16.75 Ft		