

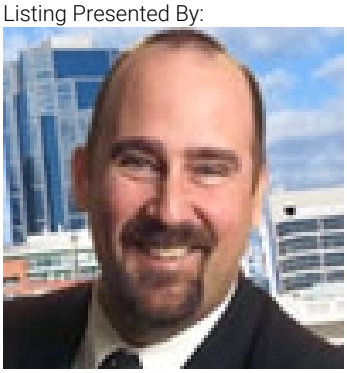
# 201 12 Street Calgary Alberta

$1,659,999

HUGE price reduction! Welcome to this exceptional, one-of-a-kind custom residence in Bridgeland, one of Calgary's most sought-after inner-city communities. This remarkable property immediately stands out with its LEGAL 832SQFT EXECUTIVE SUITE ABOVE THE OVERSIZED TRIPLE CAR GARAGE & an impressive 4200SFT+ OF TOTAL LIVING SPACE, offering unmatched luxury & income potential. Complemented by 9ft ceilings & hand-scraped hickory floors, you will be blown away by the elegance of the main floor with its grand living room with stone-facing fireplace accented by built-in cabinets, open concept formal dining room with built-in hutch & showpiece chef's kitchen with granite counters, island with cast iron farmhouse sink, butler's pantry & the stainless steel appliances include an Electrolux fridge/freezer (36" each) & double convection ovens, 36" gas cooktop & wine fridge...ALL FROM JENN-AIR. The hickory floors continue up to the 2nd floor & into the 3 big bedrooms; the private West-facing owners' retreat has a large walk-in closet & luxurious ensuite with free-standing soaker tub & marble-topped double vanities, glass shower & HEATED FLOORS. Completing this level is the family bath with double sinks & laundry room with chute & LG washer/dryer. A 4th bedroom & full bath are in the beautifully finished lower level, along with a home gym with cork floors, another set of laundry hook-ups & rec room with fireplace & 5.1 surround sound, built-in cabinets & wet bar with 150+ bottle capacity wine room with solid maple racks. Main floor also has a fantastic home office & mudroom with built-in lockers & walk-in closet. Fully fenced & landscaped West backyard with covered deck with fireplace & gas BBQ line, hot tub with pergola & access into the detached 3 car garage...equipped with workbench & built-in cabinets, 220V & roughed-in for electric heater). And the piece-de-resistance is the ...

3pc Bathroom Measurements not available
Recreational, Games room 23.17 Ft x 23.00 Ft
Exercise room 12.67 Ft x 8.33 Ft
Bedroom 17.17 Ft x 12.67 Ft
2pc Bathroom Measurements not available
Living room 15.92 Ft x 15.75 Ft
5pc Bathroom Measurements not available
6pc Bathroom Measurements not available
Primary Bedroom 16.83 Ft x 14.00 Ft
Bedroom 18.00 Ft x 14.00 Ft
Bedroom 11.83 Ft x 11.58 Ft
4pc Bathroom Measurements not available

Listing Presented By:



Originally Listed by:
Royal LePage Benchmark

**RE/MAX Realty Professionals**

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Dining room 14.25 Ft x 10.67 Ft

Kitchen 15.00 Ft x 14.25 Ft

Den 14.00 Ft x 12.08 Ft

Other 8.42 Ft x 5.25 Ft

Living room 13.50 Ft x 10.58 Ft

Kitchen 13.50 Ft x 10.08 Ft

Laundry room Measurements not available