



# 2627 12 Avenue Calgary Alberta

\$2,375,000

Welcome to this exquisite custom home nestled in the coveted inner-city community of St Andrews Heights. Boasting sophistication and charm, this residence has a meticulously designed living space, featuring six bedrooms and 4 1/2 baths. Upon entering, the 10 ft. high ceilings and abundance of windows create a bright and inviting atmosphere, seamlessly blending with the open concept layout. The main level offers a well-appointed office, a formal dining room with access to the Butler's pantry, and a kitchen/living room. The kitchen is a chef's dream, showcasing quartz countertops and a premium appliance package with a gas range, built-in oven, warming drawer, fridge, and two dishwashers. The open floor plan seamlessly integrates additional storage throughout, with the back entry leading to a sunny south-facing backyard and a spacious patio. The spacious living area, flooded with natural light, provides a warm and welcoming retreat. Ascend to the upper level, where tray ceilings adorn every room, and a large laundry room with ample storage adds practicality. The primary bedroom is a sanctuary with a luxurious ensuite bathroom, complete with a steam shower, deep soaker tub, dual sinks, and a custom walk-in closet. Two generously sized bedrooms share a jack and Jill setup, with the third bedroom enjoying its own suite bath. The basement impresses with an open layout, featuring a theatre room, entertainment area with a wet bar, gym, and two bedrooms with a bathroom boasting a steam shower. Notable features of this home include a four-car garage, Entertainment system with in-ceiling speakers, custom built-in wine rack, and central air conditioning. The home is equipped with brand new HE Boiler System for zoned hydronic in-floor heat (March 2024), two HE furnaces, A/C, and a Smart Wired 200 AMP system. Conveniently located near Foothills Hospitals, Bow River, U of C, sch...

Listing Presented By:



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BluePoint Realtors

### RE/MAX Realty Professionals

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Exercise room 14.00 Ft x 19.92 Ft

Recreational, Games room 27.00 Ft x 18.00 Ft

3pc Bathroom 6.00 Ft x 7.00 Ft

Bedroom 14.92 Ft x 12.83 Ft

Bedroom 14.00 Ft x 12.00 Ft

Office 11.25 Ft x 12.00 Ft

Other 14.00 Ft x 12.00 Ft

Living room 21.00 Ft x 16.50 Ft

2pc Bathroom 5.58 Ft x 8.08 Ft

Bedroom 13.17 Ft x 12.00 Ft

Bedroom 13.17 Ft x 12.00 Ft

Bedroom 12.00 Ft x 12.00 Ft

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

Foyer 8.00 Ft x 12.00 Ft

Dining room 15.00 Ft x 12.00 Ft

Other 6.50 Ft x 8.00 Ft

Kitchen 13.00 Ft x 20.58 Ft

Bonus Room 16.00 Ft x 10.00 Ft

Primary Bedroom 16.00 Ft x 15.33 Ft

4pc Bathroom 15.00 Ft x 15.33 Ft