



## 2919 12 Avenue Calgary Alberta

\$2,799,000

Nestled on a tranquil street in the boutique community of St. Andrews Heights, 'The Garland' seamlessly blends French contemporary design with modern sophistication. Imagined and constructed by second-generation family builder Cedar Rock Homes with design inspiration from Alykhan Velji, this timeless masterpiece is perfect for those seeking an elevated lifestyle in a vibrant inner-city neighborhood. Set on an oversized, sun-soaked, south-facing lot and boasting 5,388 square feet of meticulously designed living space, The Garland features a thoughtful layout with a triple-attached garage, large triple-pane windows, double sliding patio doors, and a fully landscaped yard. Its exterior combines brick, stucco, and Smartboard, offering an elegant yet low-maintenance aesthetic. Inside, the home showcases wide-plank oak hardwood flooring and custom millwork throughout. The main floor effortlessly transitions from a welcoming foyer to an elegant dining area and a great room anchored by a cozy gas fireplace. The chef-inspired kitchen, adorned with site-built white oak cabinetry and premium mitred quartz countertops, is equipped with high-end Wolf and Sub-Zero appliances, an oversized island, a butler's pantry, and a walk-in pantry—perfect for everyday living and entertaining. A private home office with extensive built-ins adds practicality and charm. Upstairs, the primary suite is a haven of luxury, featuring vaulted ceilings, a white oak feature wall, a custom walk-in closet, and an opulent en-suite designed for ultimate relaxation. The second bedroom offers its own walk-in closet and en-suite bath, while the third and fourth bedrooms share a 5-piece bath with dual vanities. A spacious laundry room with a sink, cabinetry, and folding area completes the upper floor. The fully developed basement offers an additional (5th) bedroom, 3-piece bath, recreation room with wet-bar & b...

Primary Bedroom 18.92 Ft x 16.00 Ft

5pc Bathroom Measurements not available

Bedroom 14.83 Ft x 11.50 Ft

4pc Bathroom Measurements not available

Bedroom 13.83 Ft x 12.92 Ft

Bedroom 13.92 Ft x 10.92 Ft

Recreational, Games room 21.83 Ft x 18.08 Ft

Media 21.25 Ft x 15.50 Ft

Exercise room 15.50 Ft x 12.83 Ft

Living room 23.33 Ft x 19.00 Ft

Kitchen 21.00 Ft x 11.67 Ft

Dining room 17.00 Ft x 13.42 Ft

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**5pc Bathroom** Measurements not available

**Laundry room** 8.50 Ft x 7.17 Ft

**Bedroom** 14.25 Ft x 10.17 Ft

**3pc Bathroom** Measurements not available

**Den** 14.83 Ft x 11.50 Ft

**Pantry** 7.83 Ft x 5.33 Ft

**Foyer** 18.42 Ft x 9.75 Ft