

120 13 Street NE  
Calgary, Alberta

MLS # A2183849



## \$2,499,900

<b>Division:</b>	Renfrew		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	4,056 sq.ft.	<b>Age:</b>	2024 (1 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	5 full / 1 half
<b>Garage:</b>	Double Garage Detached, In Garage Electric Vehicle Charging Station(s), Ins		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Lawn, Low Maintenance Landscape, Rect		

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Flat Torch Membrane	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stucco, Wood Frame	<b>Zoning:</b>	R-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Elevator, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Skylight(s), Soaking Tub, Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound		
<b>Inclusions:</b>	Dyson vacuums, in-floor heat, Google home system with built-in speakers & music system, washer, dryer.		

BREATHTAKING 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. Outside, enjoy the west facing front patio with fire table option plus the private back yard with deck, patio & plenty of space for a hot tub. Parking is a breeze with an oversized double detached garage with vehicle charging station. This magnificent home is idyllically located steps to Tom Campbell Hill, close to 2 golf courses, schools, shopping, the Calgary Zoo, historic Bridgeland restaurants & cafes & just minutes to the downtown core. Truly a home for the most discerning buyer!