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1911 13 Avenue NW
Calgary, Alberta

MLS # A2229632

\$2,895,000

Division: Hounsfield Heights/Briar Hill

Type: Residential/House

Style: 2 Storey

Size: 3,542 sq.ft. **Age:** 2015 (11 yrs old)

Beds: 5 **Baths:** 4 full / 1 half

Garage: Triple Garage Attached

Lot Size: 0.17 Acre

Lot Feat: Corner Lot

Heating:	Boiler, Fireplace(s), Forced Air, Natural Gas, See Remarks	Water:	-
Floors:	Hardwood, Marble	Sewer:	-
Roof:	Asphalt Shingle, Other	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	See Remarks, Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Double Vanity, Elevator, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, Pantry, See Remarks, Tankless Hot Water, Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound		
Inclusions:	All Crystal Chandeliers		

It's tempting to call this residence "The Castle"; with its turreted stone corner capped in copper---but even that title can't capture the refinement and craftsmanship within. From the moment you step inside, a marble inlay set within gleaming hardwood floors and a stunning crystal chandelier create an unforgettable first impression. A grand circular staircase spirals gracefully through the turret, showcasing exquisite millwork, solid-core maple doors, and even a private elevator. The formal dining room exudes timeless elegance with a second chandelier, rich hardwood cornices, paneled walls, and a built-in service bar complete with a wine cooler---perfect for entertaining. The living room soars with dramatic height, anchored by a full-height imported limestone fireplace framed by sweeping draperies. To the left, the gourmet kitchen impresses with heated marble floors, custom maple cabinetry, granite countertops, and a large island adorned with hand-carved maple corbels. A matching limestone range hood and a mother-of-pearl backsplash add a luxurious touch, all beneath a custom plaster ceiling. Double French doors open to a versatile main-floor office---private when needed, open when desired---adorned with the same bronze hardware featured throughout the home. A stylish powder room with a black seashell backsplash and agate stone sink, a walk-in pantry, and a well-appointed laundry room with garage access complete the main level. Upstairs, a custom plaster ceiling and another dazzling chandelier crown the landing, overlooking both the grand foyer and living room below. The master suite is a serene retreat featuring custom millwork, a two-sided fireplace, and a luxurious ensuite with maple cabinetry, a jetted tub, and an expansive tile shower with a circular inlaid medallion. The

custom walk-in closet offers impeccable organization and design. Three additional bedrooms each feature walk-in closets. Two share a beautifully detailed Jack-and-Jill bathroom, while the third enjoys a private ensuite. Descending the circular staircase, the lower level reveals another showpiece—a striking limestone waterfall wall. The spacious family room centers around the home's third fireplace and a full wet bar, with nearby access to the wine room. A fifth bedroom with walk-in closet and a four-piece bath provide comfort for guests or extended family. Outside, a sun-soaked south-facing yard offers privacy and elegance with its stone fireplace and full fencing. A heated triple-car garage and generous driveway complete this extraordinary home. Every inch of this residence speaks to artistry and attention to detail. Truly a home that must be experienced to be fully appreciated.