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**Century 21 Bamber Realty Ltd**  
**1612 17 Ave SW**  
**Calgary, AB**  
**T2T 0E3**

**2211 13 Street SW, Upper Mount Royal, Calgary, Alberta, T2T 3P8, Ca**

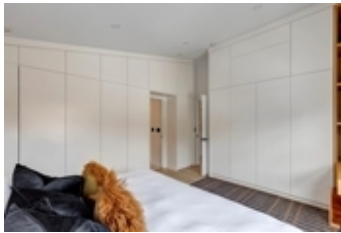
**MLS®# A2037383**



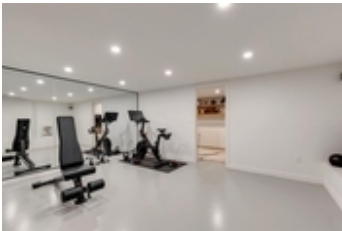
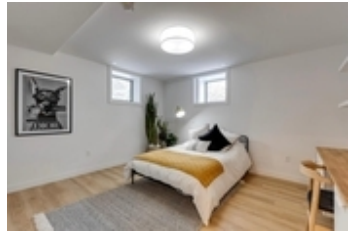
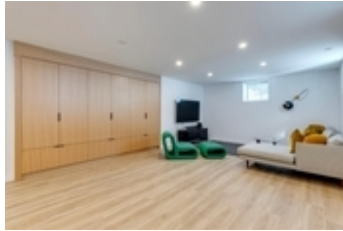
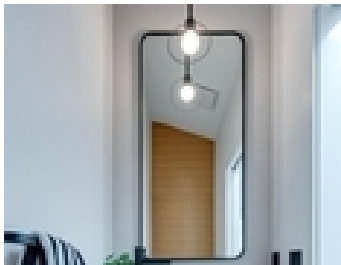
<b>Property Value</b>	\$2,200,000
<b>Type</b>	Detached
<b>Style</b>	Bungalow
<b>Basement</b>	Finished, Walk-Out
<b>Parking</b>	Double Garage Detached
<b>Year Built</b>	1954
<b>Living Area</b>	2,267.72 sq.ft.
<b>Lot Frontage</b>	21.33 ft
<b>Lot Size Area</b>	10,128 sq.ft.
<b>Bedrooms</b>	6
<b>Bathrooms</b>	4 full & 2 half

## Description

Welcome to this exquisite home recently featured in Avenue magazine, nestled in the prestigious neighborhood of Upper Mount Royal. Step into a world of enchantment as you explore this stunning, fully-renovated 6 bedroom 6 bathroom (4 full 2 half) architectural masterpiece with over 4300 total sqft where every detail has been thoughtfully crafted and designed to perfection. Prepare to be captivated by the curb appeal and downtown views that greet you upon entering this one-of-a-kind home. The heart of the home is the impeccably designed kitchen, boasting custom millwork throughout and a breathtaking oversized island with a stunning black quartz waterfall that steals the show. The Dutch-designed stovetop, top-of-the-line Miele ovens, Dacor refrigerator, and freezer with built-in cameras come together in perfect harmony, creating an epicurean's dream. Flow effortlessly into the west-facing sunken living room, filled with natural light from floor-to-ceiling windows that overlook a lush tree-filled yard. Relax in front of the custom Malm fireplace, further enhancing the warm ambiance of the home. Step outside and immerse yourself in the beauty of the professionally landscaped 70 x 145 ft yard, complete with new electrical rough-ins for a hot tub or a pool, as well as a smart monitoring irrigation system. The primary bedroom is a haven of tranquility, featuring a newly vaulted ceiling, custom millwork built-ins, and a spa-like en-suite. Three additional well-appointed bedrooms and a bath complete the main floor. The lower level has been thoughtfully transformed to include a spacious laundry room, a wet bar, and an oversized walkout flex room/office that connects to a walkout east-facing patio, complete with a half bath adjacent. But that's not all - there are two additional bedrooms, one with an en-suite, as well as another full bath, a fully-equipped gym, and even a secret kids' clubhouse room under the stairs. Feel the magic of the custom-made black aluminum doors that seamlessly bring together all the details of this exquisite home. Every room has been meticulously designed with custom window treatments, including blackout blinds in all bedrooms, ensuring both style and functionality. Indulge in the technological upgrades that provide modern comfort and convenience, including smart lights, Nest thermostats, an alarm system, smart door locks, and a wired Sonos system throughout the home for seamless entertainment and sound. Upgraded attic insulation further enhances your comfort. This is a rare opportunity to own a truly remarkable home, where every feature has been curated with care and love. Entertain with ease and relax with your loved ones in this extraordinary space. Don't miss your chance on this one of a kind home!









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