

\$2,075,000 - 106 12a Street Ne, Calgary

MLS® #A2129400

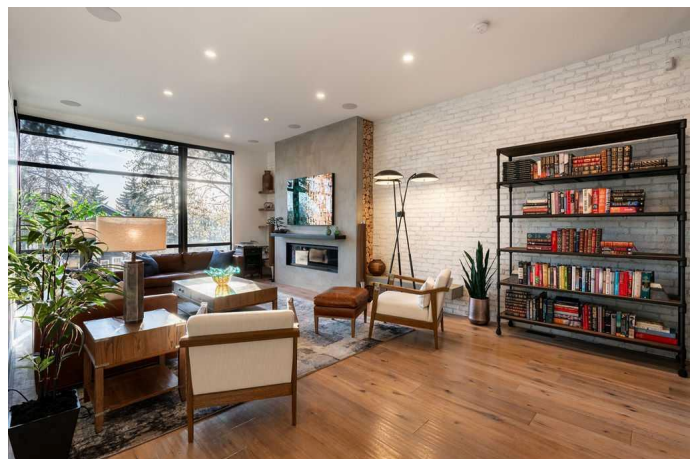
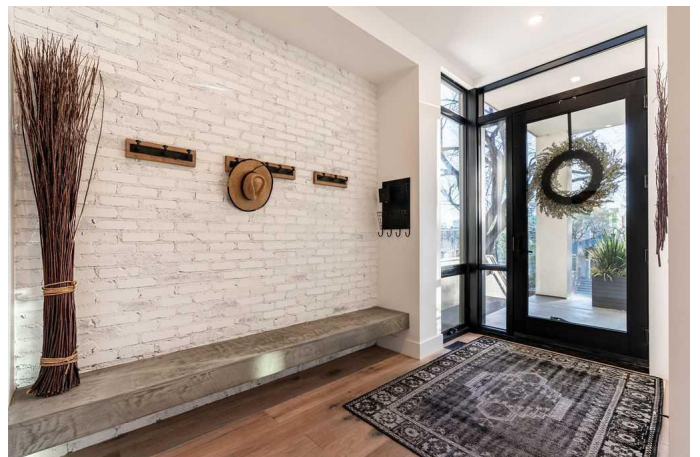
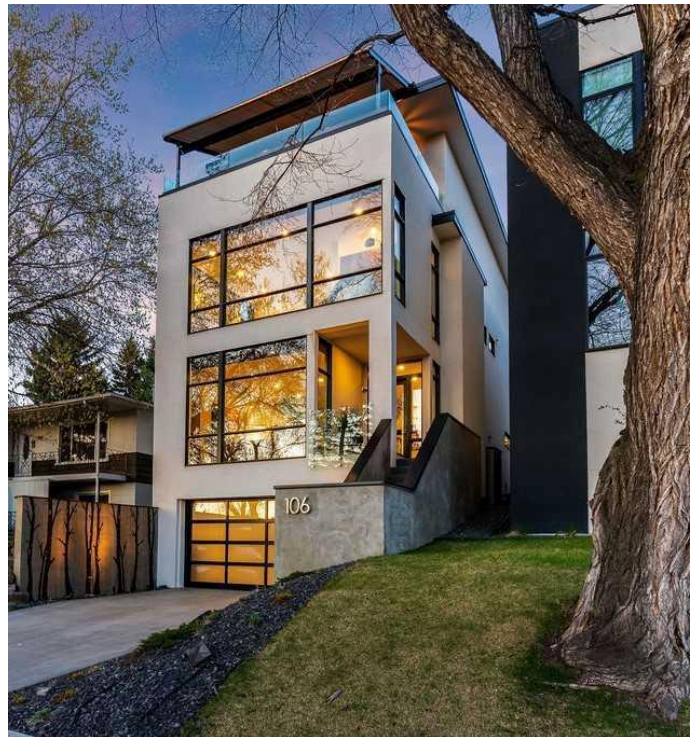
\$2,075,000

4 Bedroom, 4.00 Bathroom, 3,364 sqft

Residential on 0.07 Acres

Bridgeland/Riverside, Calgary, Alberta

Exquisitely crafted Loft Style residence, where every detail has been meticulously designed to bring you a luxury urban experience with over 3600 sq ft of open concept living. Form and function blend flawlessly in this designer home with 9'™ ceilings, floor to ceiling windows, wide plank oak flooring, steel and glass accent walls, exposed concrete accents, decorative industrial beams, and stunning white brick feature walls throughout that complement the one-of-a-kind steel and glass open staircase. This home has all the features and attention to detail that will compliment your individual lifestyle from day one. The light filled main floor w/10'™ ceilings features a generous living room w/a 63" gas fireplace, a spacious chef's kitchen and a 14'™ quartz island w/seating for 6. The separate dining space will easily accommodate a 9'™ table w/a glass wall walkout to the backyard retreat. Conveniently adjacent to the kitchen/dining area is a truly unique steel and glass enclosed wine/beverage centre. Entertain family and friends in style and comfort in this open concept but intimate space. The second level features 2 secondary bedrooms w/floor to ceiling windows and a large 5pc bathroom plus a dedicated laundry area w/vintage laundry tub and plenty of overhead storage. Relax in your stunning primary retreat, featuring a spacious 5pc ensuite w/freestanding tub & steam shower, walk-in & secondary closets. The primary bedroom with lounge area incorporates a full



wall of 9' floor to ceiling windows which makes you feel like you are sleeping in a tree house. The 10' ceilings on the third floor makes this a very unique bonus level including a large guest bedroom w/ full height windows & private balcony, an adjacent 4pc bathroom and a glass enclosed private office area. The remainder of the space accommodates a large entertainment/media room with wet bar and access to the giant outdoor patio with stunning views of the neighborhood and the downtown core. Once again, you get that treehouse feeling w/a motorized retractable overhead awning and vertical wind/sun screens. Enjoy the relaxing solitude of this space with a glass of wine beside the 8' teak fire table. The heated garage level will delight car enthusiasts and hobbyists alike with room for 4 cars, a built-in work bench and plenty of storage space. This is not just a large functional garage but another well designed space featuring decorative wood and concrete feature walls, a black painted ceiling w/plenty of pot lighting and built in ceiling speakers. The generous mud room off the garage has tons of storage space. Finally, the backyard area features an 8'per salt water hot tub, an 8.5' outdoor kitchen w/a 42" gas grill, a 10 x 18' dining space w/a motorized louvered pergola and a 10' concrete and teak table. This is the place to enjoy summer surrounded by a fully landscaped low maintenance & irrigated garden paradise. Turn the key and enjoy your new lifestyle in Bridgeland within walking distance of the downtown core.

Built in 2017

Essential Information

MLS® #	A2129400
Price	\$2,075,000
Sold Price	\$2,075,000

Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,364
Acres	0.07
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	3 Storey
Status	Sold

Community Information

Address	106 12a Street Ne
Subdivision	Bridgeland/Riverside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 4R5

Amenities

Parking Spaces	6
Parking	Concrete Driveway, Driveway, Garage Door Opener, Heated Garage, Insulated, Oversized, Quad or More Attached, Tandem

Interior

Interior Features	Beamed Ceilings, Built-in Features, Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Track Lighting, Walk-In Closet(s), Wired for Sound
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air, Full
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Blower Fan, Gas, Living Room, Mantle
Has Basement	Yes

Basement Finished, Partial

Exterior

Exterior Features Awning(s), Balcony, BBQ gas line, Built-in Barbecue, Covered Courtyard, Garden, Lighting, Outdoor Kitchen, Private Yard

Lot Description Back Lane, Back Yard, City Lot, Gazebo, Low Maintenance Landscape, Landscaped, Street Lighting, Underground Sprinklers, Yard Lights, Paved, Treed, Views

Roof Flat Torch Membrane

Construction Stone, Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed May 17th, 2024

Date Sold June 1st, 2024

Days on Market 15

Zoning R-C2

HOA Fees 0.00

Listing Details

Listing Office RE/MAX Complete Realty

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