

\$2,299,000 - 1122 Bellevue Avenue Se, Calgary

MLS® #A2136952

\$2,299,000

4 Bedroom, 5.00 Bathroom, 3,869 sqft

Residential on 0.11 Acres

Ramsay, Calgary, Alberta

CICBA CUBE & BEST SINGLE FAMILY HOME AWARD WINNER! Custom 3 storey walkout home with over 5,000sqft of living space constructed by highly decorated builder. Featuring a custom wine cellar, home gym, gourmet kitchen, elevated design & cityscape views from your ROOFTOP PATIO! Main floor features a dreamy front entry w/ambient lighting and dazzling feature wall flanked by built in storage. You have a dramatic drop down to the open floorplan with soaring ceilings! The gourmet kitchen has top of the line cabinetry, dramatic tiled hood vent, luxury appliance package w/6 burner WOLF gas cooktop, industrial size fridge, walk-in pantry and massive central island! Adjacent to the kitchen is your perfectly curated dining space, which is a design masterpiece on its own & features custom built-in seating, glass panel feature wall & a one of a kind drop down industrial shelf with custom sideboard for all your dining storage needs! An inviting living room with arched built-ins, cozy gas fireplace w/ timeless tile surround, expansive sliders leading to your outdoor living space & a soft pallet that gives you the feeling of relaxing in the Mediterranean! Enjoy a morning coffee and a book in your formal seating area set behind the dining space with floor to ceiling windows. Finishing off this level is a contemporary 2piece bath & mud room w/ tons of storage for all your family's needs. Heading up the open riser staircase to the 2nd level, you are met with a bonus living area with



thoughtful built-in desks, perfect for family arts, crafts or kids homework. There are 2 large bedrooms on this level that share a lavish 5piece bath w/ a thoughtful & spacious design. The primary retreat is arguably the most amazing design you will find on the market. A large bedroom space, panoramic views & MASSIVE custom walk-in closet w/ adjoining designer laundry room! The ensuite is torn from the pages of a design magazine w/ perfectly curated selections. A large soaker tub has its own moment set to the side, while the double vanity & vertically stacked tile is the real WOW moment. Ceiling height mirrors and hanging vanity lights ground the space. The glass enclosed rain shower will have you reveling in relaxation. Ascending to the 3rd level you have a living room, custom wet bar and convenient 2-piece bath. The real showstopper is your huge ROOF TOP PATIO with cityscape views & outdoor fireplace perfect for all season use! The basement boasts your 4th and final bedroom, full designer bathroom, enclosed custom WINE CELLAR & dazzling wet bar w/ island seating perfect for entertaining. You have a large living/rec room, designated gym space & direct access to your fully landscaped yard and covered patio via your walkout basement. This home has an unreal location on the best street in Ramsay located on the ridge, within walking distance to breweries, restaurants, coffee shops, new green belt, ScotsmanTMs Hill and dog parks and schools! This property has too many upgrades to list and must be seen in person!

Built in 2024

Essential Information

MLS® #	A2136952
Price	\$2,299,000
Sold Price	\$2,193,500

Bedrooms	4
Bathrooms	5.00
Full Baths	3
Half Baths	2
Square Footage	3,869
Acres	0.11
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	3 Storey
Status	Sold

Community Information

Address	1122 Bellevue Avenue Se
Subdivision	Ramsay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 4L1

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Bookcases, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, Dry Bar, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Vinyl Windows, Walk-In Closet(s), Wired for Data
Appliances	Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Outside, Wood Burning
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	BBQ gas line
Lot Description	Landscaped, Level, Rectangular Lot, Views
Roof	Asphalt Shingle
Construction	Brick, Composite Siding, Concrete, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	June 1st, 2024
Date Sold	June 18th, 2024
Days on Market	17
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.