

\$2,698,000 - 1215 Bellevue Avenue Se, Calgary

MLS® #A2149883

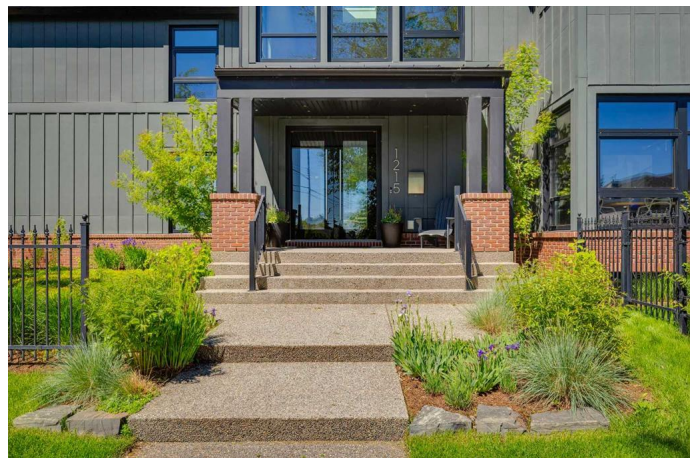
\$2,698,000

4 Bedroom, 5.00 Bathroom, 3,698 sqft

Residential on 0.23 Acres

Ramsay, Calgary, Alberta

ENVIRONMENTAL SUSTAINABILITY and exceptional luxury blend harmoniously in this remarkable and stunning family home. BUILT-GREEN PLATINUM CERTIFICATION for its energy efficiency. Built by Empire Custom Homes, one of the city's top luxury builders. The building envelope delivers the highest energy efficiency by incorporating full metal-frame construction together with a special wall system and SIP roof system—all coordinated by specialist Bone Structure. Other green features that include: a full solar array, soy-based spray foam insulation and triple pane ultra-efficient Austrian Gaulhofer windows and doors. Prime location at the top of Scotsman's hill on a large and beautifully landscaped lot (nearly 10,000 square feet) with a combination of existing mature trees and shrubs together with environmentally-sensitive additions. Tremendous curb appeal with brick and composite siding, accented by black metal-cladding on the windows. The lofty entry and staircase are a prelude to large and beautifully scaled rooms throughout with high ceilings and huge windows. White-oak-plank hardwood floors run throughout the main level. The sprawling living room has a gas fireplace and 15' sliding glass walls to create a seamless connection to the yard. The adjacent kitchen holds custom cabinetry by Empire, honed marble counters, a full set of Miele appliances (including steam oven and 2 wine fridges) and 15' sliding glass walls to a



side-yard deck. Around the corner is an amazing pantry with sink, prep-space and endless storage. The balance of the main floor includes a dramatic dining space, combined laundry-mud room with pet shower, and access to an oversized and fully-finished double garage with 8'™ high Steelcraft diffused glass door. The upper floor features vaulted ceilings and double-pane Velux skylights. Exceptional primary bedroom connects to a beautifully organized walk-in closet and an ultra-luxurious 5-piece-ensuite. Also 2 additional huge bedrooms both with walk-in closets and ensuite bathrooms (#3 has a south-exposure balcony and is currently shown as a fitness room). A loft-flex space works well as an office (or to accommodate a 5th bedroom). More outstanding development on the lower level with 9'™ ceilings and an enormous family room with areas for media, games and crafts. Tranquil 4th bedroom with 3-piece bath. Outstanding storage room and mechanical-infrastructure that is second to none. Several outdoor living areas to be enjoyed plus grass for the kids'™ play. Ramsay is a vibrant and exciting inner-city community with parks, schools, shopping and right next to the Inglewood Village. Minutes to the downtown core. An exceptional opportunity for savvy buyers!

Built in 2017

Essential Information

MLS® #	A2149883
Price	\$2,698,000
Sold Price	\$2,500,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,698

Acres	0.23
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	1215 Bellevue Avenue Se
Subdivision	Ramsay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 4L3

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Front Drive, Heated Garage, In Garage Electric Vehicle Charging Station(s), Oversized, Side By Side

Interior

Interior Features	Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Skylight(s), Soaking Tub, Stone Counters, Storage, Sump Pump(s)
Appliances	Built-In Refrigerator, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Range Hood, Wall/Window Air Conditioner, Washer, Water Purifier, Water Softener
Heating	Boiler, Fan Coil, In Floor
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Corner Lot, Landscaped, Underground Sprinklers
Roof	Asphalt Shingle

Construction	Composite Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 22nd, 2024
Date Sold	September 5th, 2024
Days on Market	45
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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