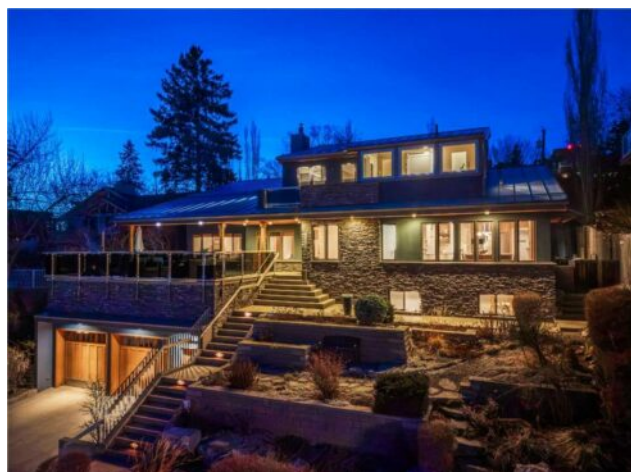


1720 12 Avenue NW  
Calgary, Alberta

MLS # A2299970



## \$1,999,999

<b>Division:</b>	Hounsfield Heights/Briar Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	5 Level Split		
<b>Size:</b>	2,615 sq.ft.	<b>Age:</b>	1950 (76 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 2 half
<b>Garage:</b>	Heated Garage, Parking Pad, Tandem, Triple Garage Attached		
<b>Lot Size:</b>	0.21 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Paved, Private, Street Lighting, Treed, Y		

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Recessed Lighting, Soaking Tub, Stone Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** TV + TV Wall Mount (Primary Bedroom), Work Benches (Garage & Gear Room), Hot Tub (as-is)

In an era of generic luxury, this striking home, with architectural lines redefined by Architect Richard Davignon, is an elevated sanctuary for the active, executive family. Sprawling over 4,000 square feet of developed living space on a generous 75' wide lot, this residence perfectly bridges a vibrant inner-city lifestyle with seamless access to the mountains. William Blake Homes was enlisted to execute the dramatic primary suite, while Marvel Kitchens designed the heart of the home, a sophisticated culinary hub focused on performance. It features a massive quartz island with glimpses of the downtown skyline, high-end appliances, clever cabinetry, and a dedicated coffee bar area. Adjacent, the Davignon designed studio, built over the garage space, is an exercise in intentional, architectural detail; defined by soaring ceilings and an expansive gas fireplace, this light-filled space offers independent front and back exterior access, serving effortlessly as a professional home office option or the home's primary gathering hub. Ascend to the primary suite, a masterwork by William Blake Homes. The private balcony offers cinematic, dual-directional views of both the city skyline and the Rocky Mountains. A study in quiet luxury, the suite features 12ft vaulted ceilings, a sunroom, and a meticulous 5-piece ensuite where heated floors extend even into the shower, complemented by a deep soaker tub and heated towel rack. The remainder of the upper level houses 2 additional generously-sized bedrooms with substantial closets, and a large family bath, all positioned at the rear of the home for ultimate privacy. The lower levels are equally purposeful: the north side offers a self-contained retreat with a family room, bedroom, bath, kitchenette type space, and laundry, ideal for teens, nannies, or generational living. The south side transitions into the ultimate active base, featuring a

home gym (or 5th bedroom) and a dedicated gear room for ski tuning, bike maintenance or storage, complete with a cold room for wine. This leads to the attached triple garage, a core feature for the collector, redefined with over-height ceilings to accommodate a car lift and an innovative tandem bay. Outdoor living is prioritized through a series of defined spaces, beginning with a partially covered, south-facing patio off the entrance that facilitates effortless alfresco dining or a glass of wine while taking in the views. The private, tiered backyard is an entertainment retreat featuring multi-level decking, a hot tub, elevated flat space to play, and a double parking pad off the back lane. The front yard presents a sophisticated, climate-conscious xeriscape for a low-maintenance lifestyle. Located within walking distance to amenities and offering rapid access to the Children's and Foothills Hospitals, the U of C, The Calgary Winter Club and downtown, the home is finished with enduring materials, including a 50-yr blue metal roof, upgraded insulation, and an efficient multi-zoned heating system.