

**2923 14 Avenue NW**  
**Calgary, Alberta**

**MLS # A2218039**



**\$3,100,000**

<b>Division:</b>	St Andrews Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,440 sq.ft.	<b>Age:</b>	2022 (3 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4 full / 2 half
<b>Garage:</b>	220 Volt Wiring, Alley Access, Double Garage Detached, Garage Door Opener		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Many Trees, Private, Rectangular		

<b>Heating:</b>	Boiler, In Floor, Electric, ENERGY STAR Qualified Equipment, Fireplace(s), Forced Air, Humidity Control, Natural Gas, Zoned	<b>Water:</b>	
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle, Flat, Metal, Mixed	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Cement Fiber Board, Metal Siding, Mixed, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Fiber Optic
<b>Features:</b>	Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Natural Woodwork, Open Floorplan, Pantry, Recreation Facilities, See Remarks, Smart Home, Soaking Tub, Stone Counters, Storage, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Data		
<b>Inclusions:</b>	2 double beverage drawers, 3 dishwashers, built in fridge, range, built in double wall ovens, upper washer/ dryer, basement stacked washer/ dryer.		

Modern Luxury in St. Andrews Heights &ndash; 2923 14 Avenue NW Step into contemporary sophistication at this custom-built 2023 masterpiece, offering nearly 5,000 sq ft of meticulously designed living space. Situated on an oversized 53' wide, south rear yard lot in prestigious St. Andrews Heights, this five-bedroom, six-bathroom home delivers the perfect blend of cutting-edge architecture, thoughtful functionality, and timeless design. Architectural Excellence - A bold and elegant exterior showcases a curated blend of architectural metal cladding, rich brickwork, and dramatic floor-to-ceiling windows. The grand 10' tall custom entry door and professional landscaping set the tone for what lies within&mdash;refined design, exceptional craftsmanship, and meticulous attention to detail. Sophisticated, Light-Filled Interiors Main Floor (1,752 sq ft)? An expansive open-concept layout centres around a vaulted entry foyer framed by 2 home offices. The chef-inspired kitchen features high-end appliances and custom cabinetry, seamlessly connecting to a spacious dining area with a 12' vaulted ceiling. The living room impresses with a Scandinavian-style suspended gas fireplace framed by a 20' wall of glass. Sliding glass doors extend the living space outdoors to a covered entertaining area, complete with a dramatic wood stove encased in a custom steel surround, BBQ with hood fan, and integrated wood storage&mdash;ideal for 4 season enjoyment. Upper Floor (1,689 sq ft)? The upper level offers 4 spacious bedrooms, each with generous natural light and modern finishes. The primary suite features vaulted ceilings, a walk-in closet, and a spa-style ensuite with a large steam shower and full width picture window capturing lush, treetop views. Lower Level (1,753 sq ft \*including mechanical and storage rooms)? A fully developed basement

includes a 5th bedroom with private ensuite, a commercial-grade gym, wet bar, second laundry, storage room, and a large media/ rec room—perfect for entertaining or relaxed evenings in. Unparalleled Features • Triple-pane, 5-coat low-e window package for exceptional efficiency • Sonos 7-zone indoor/outdoor audio system • Custom millwork, flush baseboards, and shadow-reveal trim detailing • Radiant in-floor heating in the basement and bathrooms • Detached oversized double garage with vaulted ceilings • Daikin high-efficiency zoned HVAC system • Integrated smart home controls - Lutron lighting, blinds, climate, security • Professionally landscaped yard with smart irrigation and landscape lighting Unbeatable Location - Ideally positioned on a quiet, tree-lined street, this home offers walkable or bikeable access to some of Calgary's most desirable amenities: • Foothills Medical Centre & Arthur Child Cancer Centre • Maria Montessori School (Pre&ndash;Grade 8) • University of Calgary & University District shops and dining • Off-leash dog park, Bow River pathways, and community tennis courts • Renowned tobogganing hill and family-friendly green spaces • Minutes to downtown Calgary