

**2316 12 Avenue NW**  
**Calgary, Alberta**

**MLS # A2227251**



**\$4,495,000**

<b>Division:</b>	Hounsfield Heights/Briar Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	5,099 sq.ft.	<b>Age:</b>	2024 (1 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4 full / 3 half
<b>Garage:</b>	Quad or More Attached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Corner Lot, Front Yard, Fruit Trees/Shrub(s), Landscaped		

<b>Heating:</b>	Boiler, High Efficiency, Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Concrete, Manufactured Floor Joist, Mixed, See Remarks, Stone, Stucco, Wood Frame	<b>Utilities:</b>	-
<b>Foundation:</b>	Poured Concrete		
<b>Features:</b>	Bar, Built-in Features, Central Vacuum		

**Inclusions:** Call Listing Agent

OPEN HOUSE SATURDAY JULY 26th, FROM 1:00 PM TO 4:PM. A Masterpiece of Design and Luxury Living by Ambedo Homes, Welcome to this one-of-a-kind architectural showpiece by Ambedo Homes, created in collaboration with award-winning Midnight Design Studio. Perched on a meticulously landscaped 7,460 sq. ft. corner hillside lot, this exceptional residence offers panoramic views of the river valley in one of Calgary's most prestigious communities. This stunning 3-storey home boasts over 7,400 sq. ft. of impeccably curated living space, featuring 5 bedrooms, 7 bathrooms, and four distinct outdoor patio areas. With a seamless blend of contemporary architecture, natural elements, and floor-to-ceiling glass, this home is a true statement of modern elegance and thoughtful design. The main level features soaring 10-foot ceilings and a flowing open-concept layout, anchored by a striking mono-stringer staircase, a sleek fireplace feature, and a private glass elevator. A chef-inspired kitchen takes center stage with premium appliances, custom cabinetry, an oversized stone island, and a walk-through service pantry with a built-in coffee bar. Expansive sliding glass doors lead to a covered outdoor lounge, perfect for entertaining. The second level hosts four spacious bedrooms, including a spectacular glass-wrapped primary suite with private balcony, fireplace, massive walk-in closet, and a spa-like ensuite. The third-floor loft offers a flexible retreat with wet bar, full bathroom, and a private rooftop balcony—ideal for a lounge, studio, or guest suite. The fully developed lower level is designed for ultimate entertainment, complete with a large rec room and bar, guest bedroom with bath, home gym, yoga space, and a cutting-edge golf simulator. Additional features include a heated 4-car garage with epoxy floors, five balconies, multiple outdoor living spaces, and a

rooftop terrace with breathtaking views. Every detail has been meticulously crafted to deliver the highest standard of luxury living. This extraordinary home is more than just a residence—it's a lifestyle. A rare opportunity to own a contemporary masterpiece in the heart of Calgary.