

**2919 12 Avenue NW
Calgary, Alberta**

MLS # A2178279



\$2,799,000

Division:	St Andrews Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,593 sq.ft.	Age:	2024 (0 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Alley Access, Driveway, Insulated, Oversized, Triple Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Built-in Features, Crown Molding, Double Vanity, French Door, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters

Inclusions: n/a

Nestled on a tranquil street in the boutique community of St. Andrews Heights, 'The Garland' seamlessly blends French contemporary design with modern sophistication. Imagined and constructed by second-generation family builder Cedar Rock Homes, this timeless masterpiece is perfect for those seeking an elevated lifestyle in a vibrant inner-city neighborhood. Set on an oversized, sun-soaked, south-facing lot and boasting 5,388 square feet of meticulously designed living space, The Garland features a thoughtful layout with a triple-attached garage, large triple-pane windows, double sliding patio doors, and a fully landscaped yard. Its exterior combines brick, stucco, and Smartboard, offering an elegant yet low-maintenance aesthetic. Inside, the home showcases wide-plank oak hardwood flooring and custom millwork throughout. The main floor effortlessly transitions from a welcoming foyer to an elegant dining area and a great room anchored by a cozy gas fireplace. The chef-inspired kitchen, adorned with site-built white oak cabinetry and premium mitred quartz countertops, is equipped with high-end Wolf and Sub-Zero appliances, an oversized island, a butler's pantry, and a walk-in pantry—perfect for everyday living and entertaining. A private home office with extensive built-ins adds practicality and charm. Upstairs, the primary suite is a haven of luxury, featuring vaulted ceilings, a white oak feature wall, a custom walk-in closet, and an opulent en-suite designed for ultimate relaxation. The second bedroom offers its own walk-in closet and en-suite bath, while the third and fourth bedrooms share a 5-piece bath with dual vanities. A spacious laundry room with a sink, cabinetry, and folding area completes the upper floor. The fully developed basement offers an additional (5th) bedroom, 3-piece bath, recreation room with wet-bar & built-ins, a

dedicated media room, and inspiring home gym enclosed by 10-mil glass and a mirrored wall. The triple-attached garage opens into an ultra-functional mudroom complete with lockers and a seasonal closet. An additional parking space at the back adds extra convenience for guests or larger families. Conveniently located steps from the Foothills Medical Centre, Alberta Children's Hospital, the University of Calgary, and downtown, with quick access to the mountains, The Garland offers both serenity and connectivity. Embrace the community vibe of St. Andrews Heights, featuring parks, playgrounds, walking paths, and Montessori school—making this not just a home, but a solid investment. Home is in 'completion phase' with appliance installation and other 'touch-ups'. Possession available by end of November.