



## 104B 11 Street NE, Calgary, Alberta - \$1,049,900



Main Photo

### Property Description

**\*\*OPEN HOUSE SAT, SEPT 20TH AT 2-4 PM\*\* \*VISIT LINK FOR FULL DETAILS, INCLUDING IMMERSIVE 3D TOUR & FLOORPLANS!\* Like New in Bridgeland | Custom 3-Storey Infill | 5 Bedrooms | Over \$175K in Upgrades | 2,635 Sq Ft of Living Space | Solar Powered & Energy Efficient | Heated Double Garage |** Extensively upgraded, this 3-storey home in a quiet tree-lined street of Bridgeland offers 2,635 sq ft of living space with 5 beds and 4.5 baths. This single-owner residence distinguishes itself with over \$175,000 of mechanical, structural, and functional upgrades designed to maximize comfort and minimize the cost of ownership.

**GENERAL:** • Engineered hardwood floors • High-efficiency dual-zone furnace, • AmairCare High Efficiency Particle Air filter (HEPA) • Premier Kinetico water softener system (removes calcium, magnesium, iron, and manganese), • Multiphase Kinetico K5 drinking water station (removes salts&minerals, heavy metals, organic componeds-e.g. pesticides, and bad taste/odor, • High-efficiency central A/C (SEER 16) • Solar

panels generate ~6.000Kw designed to offset 100% of the home's annual electrical consumption. • VRC Instant hot water boiler, • Professional radon reduction, sump pump • Freshly repainted throughout • Extensive pot lighting and oversized windows for increased illumination • Top-down/bottom-up window coverings • Flat-painted ceilings • Heat Recovery Ventilator (HRV)

BASEMENT: • Fully developed and extended basement with in-floor heating throughout • A rec room with ceiling speakers, a projector rough-in, a wet bar with a beverage fridge and a microwave, • Two bright bedrooms with windows and a full bath with a tiled shower.

MAIN FLOOR: • Open stairwell with wood and chrome accents • Dining area connecting to the open kitchen • Kitchen with custom cabinetry, an induction cooktop, a French door fridge, a wall oven, under-cabinet lighting, quartz backsplash, a waterfall island, and a microwave • Rear living room with gas fireplace, a tiled feature wall, and sliding glass doors leading to the backyard. • A mudroom with built-ins and a stylish powder room.

SECOND FLOOR: • Two oversized bedrooms, each with spacious walk-in closets • A 5-piece bath with a quartz dual vanity and a private tub/shower. • A full laundry room with quartz counters, sink, cabinetry, and washer/dryer on pedestals • Open flex room ideal as an office or rec space.

THIRD FLOOR: • Private primary retreat with oversized windows, a Juliet balcony, and a custom walk-in closet, • Spa-like ensuite with heated floors, a dual vanity, a curbless shower with rain and dual heads, a bench, 10mm glass, and a private water closet.

EXTERIOR & GARAGE: • Hardie board, aluminum, and brick siding pair with aggregate walkways. • Fenced backyard with extended deck with a gas line • Snow-melting system rough-in, heated garage insulated, drywalled, painted, with epoxy floors, 8ft height door, and smart quiet door opener.

## REALTOR Referral



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