

URBANUPGRADE & NEWINFILLS

104B 11 STREET NE | FEATURES & SPECIFICATIONS

FEATURES

- 3-Storey Semi-Detached Infill in the heart of Bridgeland with 5 Bedrooms in Total
- Custom Built with Over \$175,000 in Upgrades (*See Cost Breakdown Sheet)
- 2,635 Square Feet of Developed Living Space (1,871 Square Feet Above Grade)
- Fully Developed & Extended Basement with Rec Room, Wet Bar, Bath & 2 Bedrooms
- Double Detached Garage with 8-ft Height Doors (Insulated, Drywalled, Painted, Epoxy Flooring & Independent Gas Heater)
- Upgraded Designer Lighting Package with Extensive Pot Lighting
- Top-Down, Bottom-Up Window Coverings
- Solar Panels on Garage & Home to cover 100% of home consumption (Included for only \$64.05 + GST/per month, 174 Months Remaining on Contract)
- Numerous Amenities Only Footsteps Away
- Access to Downtown in Only Minutes

MAIN FLOOR

- Soaring Flat-Painted Ceilings
- Engineered Hardwood Flooring
- Formal Front Dining Area with Large Window and Modern Chandelier
- Kitchen with Custom Cabinetry with Under-Cabinet Lighting, Quartz Backsplash, Multiple Pull-out Drawers Including Garbage and Recycling Pull-Outs
- Upgraded Stainless Steel Appliance Package with Induction Cooktop, Custom Built-In Hood Fan, French Door Refrigerator/Freezer, Dishwasher, Built-In Oven & Microwave
- Waterfalled Quartz Island, Breakfast Bar Seating, Oversized Stainless-Steel Sink & Modern Lighting Pendants
- Rear Living Room with Gas Fireplace, Tiled Feature Wall and Sliding Glass Doors to Rear Patio and Yard
- Rear Mudroom with Tile Flooring, Built-In Bench and Hooks with Shelf
- 2-Piece Powder Room with Floating Vanity, Quartz Countertop, Under-Counter Storage and Tile Flooring
- Open Stairwell with Hardwood Flooring and Wood Railing with Chrome Spindles

403.269.8267 | **RE/MAX House of Real Estate**

Disclaimer: Information herein is believed to be accurate, but should not be relied upon without independent verification.

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SECOND LEVEL

- Flat Painted Ceilings & Engineered Hardwood Flooring Throughout
- Open Flex Space Perfect for Home Office, TV Room or Sitting Room
- Formal Laundry Room with Tile Flooring, Washer & Dryer on Pedestals, Laundry Sink, Tile Backsplash, Quartz Counters and Cabinetry
- Generous Sized 2nd & 3Rd Bedrooms with Large Windows and Walk-in Closets
- Main 5-Piece Bathroom with Extended Vanity, Quartz Counters, Dual Sinks, Ample Storage, Tile Flooring & Separate Room with Shower/Toilet

THIRD LEVEL

- The Primary Quarters Spans Across the Entire Third Level
- Oversized Windows and Juliet Balcony with Sliding Glass Door
- Large Walk-In Closet with Barn Door, Custom Built Shelving and Drawers
- Private 4-Piece Ensuite with Heated Tile Flooring, Extended Quartz Vanity with Dual Undermount Sinks, Large Fully Tiled Shower with 10mm Glass Enclosure, Two Shower Heads, Rain Showerhead and Built-in Bench

BASEMENT

- Flat Painted Ceilings and Luxury Vinyl Plank Flooring with In-Floor Heating
- Large Recreation/Entertaining Room with Ceiling Speakers and Rough-in for Projector
- Wet Bar with Custom Cabinetry, Tiled Backsplash, Microwave/Hood Fan, Undermount Bar Sink & Beverage Fridge
- Guest Bedroom with Large Window and Two Oversized Closets with Built-ins
- 5th Bedroom or Den/Office with Large Window and Walk-in Closet
- 3-Piece Bathroom with Tile Flooring, Quartz Countertop, Undermount Sink, Fully Tiled Shower with 10mm Glass Enclosure
- Ample Storage Underneath Stairs and in Mechanical Room

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PLUMBING, HEATING, & ELECTRICAL

- High-Efficiency Furnace with Humidifier Featuring Dual Zones
- Central Air Conditioning
- Heat Recovery Ventilation System (HRV)
- HEPA Air Filtration System
- 100 Amp Electrical Panel
- Water Softener & Reverse Osmosis Water System
- Radon Reduction System
- Sump Pump

EXTERIOR

- Low Maintenance Hardie Board, Aluminum & Brick Siding
- Exposed Concrete Aggregate Walkways and Rear Deck
- Rear Deck & Walkway with Snow Melt Rough-in
- Fully Fenced with Pressure-Treated Wood
- BBQ Gas Line in Rear Yard
- Double Detached Garage (Insulated, Drywalled, Painted, Heated, Epoxy Flooring)

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