

# \$2,099,999 - 411 9 Street Ne, Calgary

MLS® #A2212091

**\$2,099,999**

4 Bedroom, 5.00 Bathroom, 3,084 sqft

Residential on 0.11 Acres

Bridgeland/Riverside, Calgary, Alberta

Step into luxury living with this meticulously crafted masterpiece situated on a mature tree-lined street in the highly sought after community of Bridgeland. Where modern contemporary style meets quality luxury living. Your new home offers over 4,500 square feet of impeccably designed space. Upon entering, be greeted by the timeless elegance light oak hardwood floors which guides you through a space built for entertainment & relaxation. You will appreciate the open concept living area, wall to wall windows taking in the natural light of your private back yard. Adjoining the living area is the gourmet kitchen, featuring top-of-the-line appliances, including a side-by-side freezer & fridge, gas range, dishwasher, wall oven, a built-in coffee machine, and two sinks. A spice kitchen with beverage fridge facing the walk-in pantry. Ample cabinetry. Elegant waterfall style quartz island completes the need for functionality & style. Host unforgettable family gatherings, from this beautiful space through to the floor to ceiling sliding patio doors, onto a private large upper deck with Pergola, or retreat to the lower patio for a dip in the hot tub. Upstairs you will find the primary bedroom to be another true retreat. Boasting of a 9-piece ensuite oasis with double sinks, a makeup station, a luxurious soaker tub, a full tile & full body shower, and a spacious walk-in closet. Each of the additional bedrooms boasts to have their own bathrooms, providing comfort and convenience. No expense was spared in the



laundry room, plenty of storage counter space and sink. Venture downstairs to discover a haven for recreation and relaxation, featuring a sizable recreation room ideal for movie nights with a fantastic surround sound system. Enjoy another 6-piece steam shower set up & a fourth bedroom. The fully developed space includes incorporating the open staircase design from top floor to bottom. There is so much more to this home, all bathrooms have heated floors for your comfort as well as the complete multi zoned heated basement floors. With one of the largest level lots in the community, this west-facing backyard offers ample space to create your private outdoor sanctuary complete with underground sprinkler system & a heated triple car garage. There is so much more to discover with this quality built & well maintained home. Don't miss the opportunity to make this exquisite home yoursâ€”schedule a private tour with your favorite realtor today. Youâ€™ll be glad you did!

Built in 2015

### Essential Information

MLS® #	A2212091
Price	\$2,099,999
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,084
Acres	0.11
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	411 9 Street Ne
Subdivision	Bridgeland/Riverside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 4K2

### **Amenities**

Parking Spaces	3
Parking	Garage Faces Rear, Heated Garage, Insulated, Triple Garage Detached
# of Garages	3

### **Interior**

Interior Features	Bar, Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Pantry, Quartz Counters, Soaking Tub, Steam Room, Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Freezer, Garage Control(s), Gas Cooktop, Gas Range, Humidifier, Oven, Oven-Built-In, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Wine Refrigerator
Heating	High Efficiency, In Floor, Fireplace(s), Forced Air, Humidity Control, Natural Gas, Steam
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Glass Doors, Living Room, Mantle, Stone
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	BBQ gas line, Garden, Lighting, Private Yard, Misting System
Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Garden, Level, Low Maintenance Landscape, Private, Rectangular Lot, Street Lighting, Underground Sprinklers, Views, Yard Lights
Roof	Asphalt Shingle
Construction	Mixed, Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 18th, 2025
Days on Market	4
Zoning	R-CG

### **Listing Details**

Listing Office	Real Estate Professionals Inc.
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