

1318 Windsor Street NW
Calgary, Alberta

MLS # A2320261



\$2,988,800

Division:	St Andrews Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,830 sq.ft.	Age:	2010 (16 yrs old)
Beds:	4	Baths:	5 full / 1 half
Garage:	Garage Faces Rear, Heated Garage, Insulated, Oversized, Parking Pad, Sec		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Private, Rectangular Lot, Se		

Heating:	In Floor, Fireplace(s), Forced Air, Natural Gas, See Remarks, Zoned	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, See Remarks	Sewer:	-
Roof:	Asphalt Shingle, Metal, See Remarks	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, See Remarks, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete, See Remarks	Utilities:	-
Features:	Bar, Bookcases, Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, No Smoking Home, Pantry, Sauna, See Remarks, Skylight(s), Storage, Tray Ceiling(s), Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar		
Inclusions:	Refrigerator in the gym change room		

From the moment you pull up to this lush St. Andrews Heights street, it's clear this isn't your standard luxury build. This is an architectural masterpiece balancing timeless character with modern functionality. With over 5,810 sq ft of total developed living space, the home underwent extensive renovations a couple years ago; including top-tier custom built-ins elevating the design & storage of the home; professional paint on all walls; wainscoting; built-ins; & the kitchen cabinetry, which shine in a classic white. The main & upper levels' stunning natural tropical walnut floors have been fully refinished, complementing the brand-new lighting fixtures throughout the home & the plush new carpet underfoot. The main floor is a masterclass in layout & flow. Beautiful stone & refinished hardwoods ground the space, while a central two-way gas fireplace surrounded by granite connects the grand foyer to the heart of the home. The formal dining room sets a gorgeous scene with its massive front window & a unique architectural archway leading into the kitchen. Tailored for serious cooking, the gourmet kitchen features a paneled fridge, a high-end 6-burner gas range with a griddle, dual ovens, & an expansive slab-granite island with a prep sink. It opens directly into a sun-filled living room featuring a charming, rounded seating alcove, & quick access to the upper deck. Also tucked away on this level is a highly productive executive office with extensive built-ins. Upstairs, the home is bathed in natural light from strategic skylights. This level features a convenient laundry room & three remarkably large bedrooms-each equipped with its own private ensuite and cozy in-floor heating. The primary suite is a total escape, offering a sitting area, a boutique-style walk-in closet with custom dresser storage, & a spa-like 6-piece ensuite complete with a deep soaker tub, a steam

shower, dual vanities, & a makeup area. The walk-out lower-level steps from traditional basement & leans into a high-end resort experience. A sprawling rec room centers around a stone feature wall, a built-in library, & a fully loaded wet bar with a paneled beverage fridge & dishwasher. Around the corner, wine collectors will find a dedicated cellar with room for over 500 bottles. This level also includes a flexible fourth ensuite bedroom & a full-scale wellness wing boasting a private gym, a second steam shower & a natural cedar sauna. The lifestyle extends right out the walk-out doors to a covered patio & a private backyard space with a dedicated gas fire pit area, making it perfect for evening entertainment. The triple oversized, heated garage adds functionality & additional storage. Beyond the property line, the location is unbeatable-offering effortless walkability to schools, Foothills Hospital, McMahon Stadium, the UofC, & local shopping. Benefiting from recent, high-caliber capital investments, this is a rare opportunity to secure a deeply cared-for, legacy estate in one of the city's finest neighborhoods.