



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

1115 16A Street NW
Calgary, Alberta

MLS # A2222058



\$1,999,900

Division:	Hounsfield Heights/Briar Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,433 sq.ft.	Age:	1992 (33 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, Many Trees, No Ne		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Flat, Membrane, Rubber	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Bookcases, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Skylight(s), Soaking Tub, Storage, Track Lighting, Walk-In Closet(s), Wet Bar

Inclusions: All furniture is included, except the stand up desk in the upper bedroom.

HOLY VIEWS!!!! This home offers unobstructed downtown views out the living room and primary bedroom windows, it is truly a striking scene of modern skyscrapers and can be thoroughly enjoyed from different vantage points! Meanwhile, at the back of the home, you can enjoy serene valley and mountain views, providing a beautiful contrast to the urban landscape. It's a perfect blend of city sophistication and natural beauty, offering captivating vistas from both ends of the property. This distinctive home, designed by Seville homes, stands out from the crowd in Calgary, evoking the charm of Santa Fe architecture and transporting you to the sun-drenched landscapes of New Mexico from the moment you step inside. Upon entry, you're greeted by soaring natural skinned log ceilings and expansive windows offering panoramic views of Calgary's skyline. Situated on a ridge crest with parks in both the front and the back, this property occupies a truly unique location. Inside, the house exudes an enchanting blend of authentic colours and materials. Designed with entertaining in mind, the spacious layout includes a generous living room, dining area, breakfast nook, and a high-end kitchen. A fully equipped wet bar adds to the appeal for hosting gatherings. Upstairs, natural light floods in through a magnificent skylight and ample windows, creating an inviting atmosphere. The primary bedroom serves as a personal sanctuary, complete with a private balcony offering stunning downtown views. The accompanying five-piece ensuite and walk-in closet provide both luxury and functionality. Two additional bedrooms share a well-appointed five-piece bathroom with a double vanity, offering picturesque mountain vistas. Downstairs, a sizable living area awaits, offering versatility for customization. Whether you envision an entertainment space, home gym, or both, there's ample room to realize

your vision. Outside, the backyard provides an ideal setting for summer barbecues and cozy evenings gathered around the wood-burning fireplace. Conveniently located just minutes from Kensington and downtown, this property offers easy access to all the amenities Calgary has to offer. You could transform this home into a wonderful modern Sante Fe masterpiece with some white paint and new flooring! Fronting and backing an environmental reserve, views like this are an incredibly rare find! Don't miss out!