



**GRASSROOTS**

REALTY GROUP

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1225 20 Street NW  
Calgary, Alberta

MLS # A2307662



**\$2,699,999**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Hounsfield Heights/Briar Hill   |               |                   |
| <b>Type:</b>     | Residential/House   |               |                   |
| <b>Style:</b>    | 2 Storey  |               |                   |
| <b>Size:</b>     | 3,891 sq.ft.  | <b>Age:</b>   | 2011 (15 yrs old) |
| <b>Beds:</b>     | 6   | <b>Baths:</b> | 4 full / 2 half   |
| <b>Garage:</b>   | Triple Garage Detached  |               |                   |
| <b>Lot Size:</b> | 0.16 Acre   |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Front Yard, Interior Lot, Landscaped, Paved, Private, F |               |                   |

|                    |                                   |                   |      |
|--------------------|-----------------------------------|-------------------|------|
| <b>Heating:</b>    | In Floor, Forced Air, Natural Gas | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Ceramic Tile, Cork, Hardwood      | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                   | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                              | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Stone, Stucco, Wood Frame         | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                   | <b>Utilities:</b> | -    |

**Features:** Bar, Bookcases, Built-in Features, Closet Organizers, Kitchen Island, Natural Woodwork, No Smoking Home, Pantry, Recessed Lighting, See Remarks, Soaking Tub, Storage, Tankless Hot Water, Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound

**Inclusions:** Projector & Projector Screen, Built-In Speakers, All TV Mounts, Hot Tub, 2nd Dishwasher, 2nd Dryer, 2nd Washer & 2nd Refrigerator

Exclusive Briar Hill Estate Home | Unrivalled Living Experience | 3 Ensuites | Heated Triple Garage WELCOME to this stunning custom home in one of Calgary's most distinguished neighbourhoods, Briar Hill &mdash; nestled on a generous 54' x 130' lot. This remarkable residence delivers over 6,000 sq ft of thoughtfully developed living space across 6 bedrooms and a versatile bonus room beneath the garage, offering the space, quality, and lifestyle today's discerning buyer demands. Curb appeal is immediate and undeniable. Professionally landscaped grounds, mature trees, architectural copper detailing on the bay windows, and a custom Gemstone lighting system frame a bespoke solid entry door that opens to a grand foyer and centre hall plan. Inside, rich hickory hardwood flows throughout all three levels, complemented by tile flooring, exceptional millwork, wainscoting, crown moulding, designer lighting, and an abundance of custom built-ins. A private home office with custom library shelving and a formal dining room &mdash; connected seamlessly via a butler's pantry &mdash; anchor the main level with elegance and function. The showpiece chef's kitchen is designed for those who love to entertain: a generous pantry, abundant cabinetry, and an expansive centre island with seating and wine fridge. Top-tier appliances include a Sub-Zero panelled refrigerator, 36" GAS cooktop, Thermador double wall ovens, and two dishwashers. A charming breakfast nook with custom hutch overlooks the perennial-filled backyard overlooks and flows effortlessly into the warm living room anchored by a gas fireplace. The upper level is a sanctuary of comfort &mdash; skylights bathe the hallway in natural light, a flex room with balcony serves as the perfect reading nook or homework station. Three spacious bedrooms each enjoy private ensuites. The primary retreat is

nothing short of divine: vaulted ceilings, a two-way fireplace, and a six-piece limestone ensuite with double sinks, jetted soaker tub, glass-enclosed steam shower, and a dedicated dressing room with separate his-and-her sides. The fully developed lower-level features in-floor heat, three additional bedrooms, secondary laundry, wet bar, ample storage, and a spectacular family room with projector and screen &mdash; perfect for movie nights. Outside, the west-facing backyard is a private garden oasis of trees and perennial blooms, with a large patio, hot tub, and stepping stones leading to the heated triple detached garage. The remarkable bonus space below is ideal as a gym, office, or ultimate retreat. Additional highlights: four gas fireplaces, built-in Sonos sound system, soundproofed walls and ceilings, walk-in closets in every bedroom, whole-home water filtration, and a paved alley. Minutes from downtown, C-Train, top-rated schools and every amenity imaginable.