



**GRASSROOTS**  
REALTY GROUP

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1119 15 Street NW  
Calgary, Alberta

MLS # A2320373



**\$3,095,000**

<b>Division:</b>	Hounsfield Heights/Briar Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,310 sq.ft.	<b>Age:</b>	2010 (16 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Garage Faces Front, Tandem, Triple Garage Attached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Yard, Interior Lot, Landscaped, Lawn, Rectangular Lot, Treed		

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Concrete, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Flat	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bar, Bookcases, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Skylight(s), Soaking Tub, Storage, Walk-In Closet(s), Wired for Sound

**Inclusions:** Bar Fridges X2, Dishwashers X2

Perched in the prestigious community of Briar Hill, this exceptional custom residence offers over-the-top luxury, refined craftsmanship, and breathtaking city views in one of Calgary's most coveted inner-city locations. From the moment you enter, heated concrete floors set the tone for the home's sophisticated design. The entry level features a spacious guest bedroom complete with a stylish bar area and private 4pc ensuite, while a dedicated den/hobby room with extensive built-in storage provides flexibility creativity or additional living space. A massive mudroom with custom built-ins connects seamlessly to the oversized triple attached tandem garage (with enough height to add a gold simulator), while a dedicated storage room can offer functionality as a wine cellar. A striking staircase accented by a custom metal feature wall leads to the heart of the home. Designed for effortless entertaining, the expansive main level showcases a spectacular chef's kitchen with sweeping granite countertops, crisp white cabinetry, separate refrigerator and freezer, a Miele 6-burner gas range, dual dishwashers, and a convenient pull-out pantry. The adjoining breakfast nook and family room open to a private backyard oasis featuring a patio, wood deck, rock climbing wall, kids playhouse, and mature trees that create a tranquil setting rarely found in the inner city. The kitchen flows seamlessly into a stunning living room highlighted by soaring two-storey windows, a dramatic media wall, and spectacular downtown skyline views. A private office with custom built-ins and a powder room complete this level. Above, the upper floor is flooded with natural light from multiple skylights and offers two generous secondary bedrooms, each with walk-in closets, along with a beautifully appointed 5pc bathroom. A convenient laundry room with sink and an open loft overlooking the dramatic

living room below creates the perfect setting for a home office or library retreat. Privately situated, the luxurious primary is a true sanctuary, showcasing a dedicated beverage station, a spacious sleeping area framed by captivating downtown views, and a lavish 5pc ensuite complete with a deep soaker tub, separate glass shower, and custom walk-in closet. Located in the highly sought-after community of Briar Hill, residents enjoy quick access to downtown, the Bow River pathway system, top-rated schools, parks, transit, and premier shopping and dining. Just moments from SAIT, Kensington, and major commuter routes, this remarkable home combines peaceful residential living with unparalleled urban convenience. An extraordinary opportunity to own a truly distinctive luxury home in one of Calgary's most desirable neighbourhoods.