



GRASSROOTS
REALTY GROUP

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1640 16 Street SE
Calgary, Alberta

MLS # A2327124



\$1,875,000

Division:	Inglewood		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,894 sq.ft.	Age:	2021 (5 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Triple Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Private, Street Lighting		

Heating:	In Floor, Hot Water, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	ICFs (Insulated Concrete Forms), Stone, Stucco, Veneer	Zoning:	R-CG
Foundation:	ICF Block	Utilities:	-
Features:	Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Elevator, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Skylight(s), Smart Home, Steam Room, Storage, Sump Pump(s), Tankless Hot Water, Walk-In Closet(s), Wet Bar, Wired for Data		
Inclusions:	Includes three dishwashers, two bar fridges, and two sets of washers and dryers.		

Experience exceptional luxury in the heart of historic Inglewood. This extraordinary custom-built residence offers over 4,200 sq. ft. of beautifully designed living space, blending timeless architecture, exceptional craftsmanship, and outstanding functionality. Built with quality and longevity in mind, this home features ICF construction from the foundation to the roofline, hydronic in-floor heating, an elevator servicing all levels, central air conditioning, Gemstone exterior lighting, and a heated triple detached garage. Designed for both everyday living and entertaining, the main level showcases soaring ceilings, rich hardwood flooring, extensive custom millwork, and an abundance of natural light. The spectacular chef-inspired kitchen is a true showpiece, featuring granite countertops, premium Miele appliances including a built-in coffee system, steam oven, wall oven, and dishwasher, two full-size refrigerators with freezer compartments, extensive custom cabinetry, an oversized island, and a spacious butler's pantry offering exceptional storage and prep space. The elegant dining area and inviting living room flow seamlessly together, while the upper-level beverage centre features custom cabinetry, a sink, bar refrigerator, dishwasher, microwave, and generous storage, perfect for entertaining. The upper level offers two exceptional bedroom suites. The luxurious primary retreat features a tray ceiling, a custom walk-through dressing room with built-in cabinetry and direct access to the laundry room, and a stunning 5-piece ensuite complete with a steam shower, air-jet soaker tub, expansive granite vanity with makeup station, and designer finishes. The impressive second bedroom offers a custom walk-in closet and a beautifully appointed 4-piece ensuite featuring an air-jet tub, creating a private retreat for family or guests. The fully finished lower level continues to impress

with two additional bedrooms, a spacious recreation and family room, fitness area, full bathroom, abundant storage, and a custom wet bar for effortless entertaining. Outdoor living is equally exceptional with beautifully landscaped grounds, an expansive composite deck, private patio, hot tub, and multiple seating areas, creating the perfect extension of the home's living space. Additional features include 200-amp electrical service, central vacuum, integrated ceiling speakers, skylights, upgraded insulation, widened hallways and doorways for enhanced accessibility, and countless custom finishes that reflect the home's exceptional quality. Located in one of Calgary's most sought-after inner-city communities, this remarkable home is just steps from the Bow River pathway system, parks, boutique shopping, acclaimed restaurants, breweries, schools, and downtown. A rare opportunity to own a truly exceptional custom-built residence where timeless design, luxurious finishes, and outstanding craftsmanship come together in one of Calgary's premier neighbourhoods.