



GRASSROOTS
REALTY GROUP

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1718 12 Avenue NW
Calgary, Alberta

MLS # A2327681



\$1,750,000

Division:	Hounsfield Heights/Briar Hill		
Type:	Residential/House		
Style:	5 Level Split		
Size:	1,309 sq.ft.	Age:	1952 (74 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Alley Access, Garage Door Opener, Garage Faces Rear, Insulated, Oversized		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Backs on to Park/Green Space, City Lot, Front Yard, Fruit Trees/S		

Heating:	Central, Fireplace(s)	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Flat	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cedar, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Beamed Ceilings, Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, French Door, Granite Counters, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Vaulted Ceiling(s)

Inclusions: n/a

YOUR NEW HOME ... is one of Calgary's most extraordinary hillside residences, where every day feels like you're living on top of the world. Perfectly positioned in the prestigious Briar Hill community on the coveted Hounsfield hillside, this remarkable home offers breathtaking panoramic views stretching across the Calgary skyline to the majestic Rocky Mountains. Designed for those who appreciate architectural excellence, the home showcases soaring vaulted ceilings, dramatic clerestory and wall to wall ceiling to floor windows that flood the interior with natural light, and a striking pinnacle fireplace that serves as the centerpiece of the elegant living space. Every room has been thoughtfully designed to celebrate the spectacular vistas while creating an atmosphere of warmth and sophistication. The modern architectural design seamlessly blends grand entertaining with comfortable everyday living. Enjoy a formal dining room for memorable gatherings, an inviting media room for relaxing evenings, four spacious bedrooms, two beautifully appointed bathrooms, and a stylish powder room. Step outside to experience a private sanctuary unlike any other. Multiple rooftop terraces capture spectacular sunrise and sunset views, while four charming patios with pergolas, provide intimate spaces for entertaining or quiet reflection. One of the most captivating outdoor living spaces features a magnificent floor-to-ceiling slate wood-burning fireplace that forms an entire architectural wall beneath a pergola — creating an unforgettable setting for entertaining year-round or enjoying quiet evenings by the fire under Calgary's open skies. The beautifully tiered front landscape embraces the sunny southern exposure, feature mature perennial plantings complemented by low-maintenance xeriscaping, with exceptional water efficiency. The secluded

backyard offers remarkable privacy, making it a peaceful retreat in the heart of the city. This is more than a home—it's an elevated lifestyle. A rare opportunity to own an architectural masterpiece where timeless design, spectacular outdoor living, and unparalleled city and mountain views come together in one of Calgary's most distinguished neighborhoods. With 2,500 sq ft of professional, contemporary development, there is lots of room for a growing family. Welcome home!