



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

1012 17 Street NW
Calgary, Alberta

MLS # A2340415



\$1,895,000

Division:	Hounsfield Heights/Briar Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,074 sq.ft.	Age:	2018 (8 yrs old)
Beds:	4	Baths:	3 full / 2 half
Garage:	220 Volt Wiring, Double Garage Attached, Driveway, Heated Garage		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, L		

Heating:	Boiler, In Floor, Fireplace(s), Forced Air, Radiant	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Chandelier, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar		
Inclusions:	2 Air conditioners, Security System		

Luxury living awaits in the prestigious inner-city community of Hounsfield Heights/Briar Hill. Backing onto green space and offering breathtaking views of the downtown skyline, this exceptional custom-built home offers over 4,200 square feet of thoughtfully designed living space. Warm and inviting, the main floor showcases soaring 10-foot ceilings, rich hardwood flooring, custom millwork, a grand foyer with heated floors and abundant natural light. The spacious great room is anchored by a stunning floor-to-ceiling stone fireplace, creating the perfect setting for both everyday living and entertaining. At the heart of the home, the chef-inspired kitchen is beautifully appointed with premium Thermador appliances, including a 6-burner gas cooktop, built-in wall oven, and refrigerator. A massive quartz-topped island, striking tile backsplash, and walk-through butler's pantry combine style and practicality. The adjacent dining area opens seamlessly to the private patio and backyard, ideal for summer entertaining and al fresco dining. A private den/office, powder room, and spacious mudroom with heated floors complete the main level. Upstairs, you'll find three generously sized bedrooms, including a luxurious primary retreat perfectly positioned to capture the city views. The spa-inspired ensuite features dual vanities, quartz countertops, an oversized glass shower, a deep soaker tub, heated floors and a spacious walk-in closet. The two secondary bedrooms each feature custom built-in desks, creating functional study spaces for students or work-from-home flexibility. A bright bonus room with a gas fireplace is a perfect spot for the family to watch a movie together. The dedicated office nook, large laundry room with sink and storage, full bathroom, and additional powder room further enhance the functionality of the upper level. Designed for entertaining, the fully developed

lower level offers a large recreation room with a wet bar, along with ample space for game tables, fitness equipment, or family gatherings. The fourth bedroom and full bathroom provide comfortable accommodations for guests or extended family, while hydronic in-floor heating ensures year-round comfort. Additional features include central air conditioning, triple-pane low-E windows, an oversized heated attached garage with EV wiring, and low-maintenance professional landscaping. Enjoy a short walk to the boutiques, cafés, restaurants, and everyday conveniences of the vibrant 19th Street corridor, and even more shopping and dining options just minutes away in Kensington. Commuting is effortless with quick access to downtown and nearby transit, while families will appreciate the proximity to some of Calgary's top-rated schools, major hospitals, and post-secondary institutions. Surrounded by parks and pathways and ideally positioned for an easy escape to the Rocky Mountains, this remarkable home offers the perfect balance of luxury, convenience, and lifestyle.