



GRASSROOTS
REALTY GROUP

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1416 20 Street NW
Calgary, Alberta

MLS # A2347414



\$2,499,900

Division:	Hounsfield Heights/Briar Hill		
Type:	Residential/House		
Style:	3 (or more) Storey		
Size:	3,084 sq.ft.	Age:	2027 (-1 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Oversized		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Other	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	See Remarks, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Sauna, Skylight(s), Soaking Tub, Walk-In Closet(s), Wet Bar		
Inclusions:	All Appliances as per selections		

PRE-CONSTRUCTION PRICING OPPORTUNITY! 4,000sf of curated luxury! Welcome to a masterwork of modern organic design in prestigious Briar Hill. Built by Trickle Creek Homes, this Japandi-inspired multi-level residence seamlessly combines minimalist warmth, architectural excellence, and artisan craftsmanship. From the moment you step onto the covered front porch, the home unfolds with soft architectural curves—highlighted by striking barrel archways, bespoke cabinetry, and gentle curved countertop profiles. The main level offers grand 10-foot ceilings and an open-concept flow framed by designer selections throughout. At the heart of the Great Room sits a custom plaster-clad fireplace, creating a quiet sculptural focal point for your family to enjoy. The kitchen is a chef’s sanctuary, centered around a sweeping marble stone island with rounded corners, complemented by custom millwork, top-tier integrated appliances, and a discreet Butler’s Pantry. A private enclosed home office, mudroom with built-in drop zone, and designer powder room complete the main level. Ascending to the second level, you’ll find a thoughtfully planned family layout. The primary retreat is an indulgent oasis featuring a generous walk-in closet and a spa-like ensuite dressed in rich marble stone. Two additional bedrooms, each with walk-in closets, share a main bath, anchored by a central flex room and a dedicated second-floor laundry room. The crown jewel of the home awaits on the upper third level: an exclusive Rooftop Wellness Suite. Designed as a private day spa, this retreat features a custom-built traditional sauna and a full spa shower equipped with dual rain heads. Step directly out onto the private rooftop patio to take in the surrounding tree-lined views. Downstairs, the fully finished basement offers expansive entertaining spaces, including a

recreation room, gaming area, two additional bedrooms, and a full bathroom. Outdoors, enjoy a low-maintenance lifestyle with a fully landscaped yard, uncovered composite deck, stone patio, and easy access to your oversized detached double garage. A residence of this caliber is a rare offering in inner city. Reach out today for additional details and to make this exceptional family home yours!