



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**16 HAWTHORNE Crescent, Calgary T2N 3V4**

MLS®#: **A2144723**

Area: **Hounsfeld  
Heights/Briar Hill**

Listing Date: **08/06/24**

List Price: **\$3,500,000**

Status: **Active**

County: **Calgary**

Change: **-\$300k, 25-Oct**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2012**

Finished Floor Area

Abv Sqft: **4,183**  
Low Sqft:  
Ttl Sqft: **4,183**

Lot Information

Lot Sz Ar: **9,644 sqft**  
Lot Shape: **Front - 44.17m, Sides  
- 42.72m and 58.9 m**

DOM

**137**  
Layout  
Beds: **5 (4 1 )**  
Baths: **5.0 (4 2)**  
Style: **3 Storey**

Parking

Ttl Park: **6**  
Garage Sz: **4**

Access:

Lot Feat: **Back Yard,Triangular Lot,City Lot,Front Yard,Low Maintenance Landscape,Gentle Sloping,Irregular Lot,Many Trees,Treed**

Park Feat:

**Concrete Driveway,Driveway,Front Drive,Garage Door Opener,Garage Faces Front,Heated Driveway,Heated Garage,On Street,Oversized,Quad or More Attached**

Utilities and Features

Roof: **Flat Torch Membrane,Metal**  
Heating: **In Floor,Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **BBQ gas line,Fire Pit,Garden,Private Yard,Rain Gutters**

Construction: **Brick,Composite Siding,Metal Frame,Stucco**  
Flooring: **Carpet,Ceramic Tile,Hardwood**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Built-In Freezer,Built-In Refrigerator,Central Air Conditioner,Dishwasher,Double Oven,Dryer,Garage Control(s),Gas Stove,Range Hood,Washer,Window Coverings**

Int Feat: **Bar,Built-in Features,Central Vacuum,Closet Organizers,Double Vanity,French Door,High Ceilings,Jetted Tub,Kitchen Island,Open Floorplan,Quartz Counters,Sump Pump(s),Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen With Eating Area	Main	17`2" x 16`2"	Pantry	Main	5`8" x 5`2"
Living Room	Main	30`6" x 17`5"	Dining Room	Main	14`2" x 12`0"
Foyer	Main	11`7" x 7`4"	2pc Bathroom	Main	5`11" x 5`8"
Office	Main	14`11" x 11`10"	Mud Room	Main	11`11" x 10`8"
Bedroom - Primary	Second	19`10" x 16`8"	5pc Ensuite bath	Second	16`8" x 10`1"

**Bedroom** Second 16`5" x 11`1"  
**4pc Ensuite bath** Second 11`6" x 5`8"  
**4pc Bathroom** Second 8`6" x 4`11"  
**Bonus Room** Third 28`5" x 19`3"  
**Game Room** Basement 28`0" x 28`0"  
**4pc Bathroom** Basement 10`0" x 8`0"

**Bedroom** Second 11`8" x 11`6"  
**Bedroom** Second 13`1" x 11`7"  
**Laundry** Second 11`11" x 7`5"  
**2pc Bathroom** Third 7`9" x 5`8"  
**Bedroom** Basement 14`7" x 12`8"  
**Mud Room** Basement 9`10" x 8`10"

Legal/Tax/Financial

Title: **Fee Simple**  
 Legal Desc: **4683GP**

Zoning: **R-C1**

Remarks

**Pub Rmks:** Discover luxury and comfort in this stunning modern family home located on a quiet crescent facing a large park in Briar Hill. Custom-built in 2014, this expansive property spans over 5600 sq ft across four floors on a large 9644 sq ft triangular lot. From the moment you arrive, you'll appreciate the striking curb appeal, highlighted by an oversized four-car attached garage with a heated driveway and heated front stairs —a rare find in this inner-city location. Step inside to discover the impeccable craftsmanship of the open floor plan, boasting 10' ceilings that enhances the spaciousness and floods the interior with natural light. The main floor features a kitchen with a high-end Thermador appliance package, dining room, and living room with a stunning feature fireplace wall. A butler's pantry off the kitchen provides a second dishwasher, extra sink and ample storage for the entrance off the backyard. Additionally, there's a private office that can be closed off with elegant glass doors overlooking the park. Upstairs, find four spacious bedrooms, three full bathrooms, and a laundry room with a sink — a layout perfectly suited for family living. Ascend to the third-floor space to enjoy breathtaking downtown views, ideal for a family room or second office with a powder bathroom and a deck. The basement is designed for relaxation and entertainment. A bar, movie area with projector and screen, and a generous open space with a pool table. An additional bedroom, full bathroom, a large mudroom conveniently located off the garage and plenty of storage space. The oversized four car garage is perfect for all your parking and storage needs. Outside, the professionally landscaped grounds feature ample outdoor living spaces, including a large wraparound deck at the front, a rear deck, a hot tub, and a beautifully tiered backyard. The stunning decks were all just refinished with Vuba Stone (stone resin surface). Located close to schools, hospitals, and transit, this exceptional family home offers the best of Briar Hill living and you don't want to miss this!

**Inclusions:** Hot Tub, Projector and Screen, all TV's on walls  
**Property Listed By:** Real Broker

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**













