



THE
A-TEAM

**RE/MAX
FIRST**

1312 22 Street, Calgary T2N 2N4

MLS®#: **A2151520**

Area: **Hounsfield
Heights/Briar Hill**

Listing **07/22/24**

List Price: **\$2,799,900**

Status: **Pending**

County: **Calgary**

Date:
Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2024**

Lot Information

Lot Sz Ar: **6,027 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **3,643**
Low Sqft:
Ttl Sqft: **3,643**

DOM

56
Layout
Beds: **5 (3 2)**
Baths: **4.5 (4 1)**
Style: **2 Storey**

Parking

Ttl Park: **3**
Garage Sz: **3**

Access:

Lot Feat: **Back Lane,Interior Lot,Street Lighting,Rectangular Lot**
Park Feat: **Garage Faces Rear,Tandem,Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **None**

Construction: **Brick,Stucco,Wood Frame**
Flooring: **Carpet,Hardwood,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Dishwasher,Dryer,Garage Control(s),Gas Stove,Range Hood,Refrigerator,Washer**
Int Feat: **Breakfast Bar,Built-in Features,Closet Organizers,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Storage,Walk-In Closet(s),Wet Bar**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	21`5" x 20`5"	Dining Room	Main	13`11" x 10`0"
Living Room	Main	19`7" x 16`10"	Media Room	Basement	18`2" x 16`3"
Foyer	Main	12`2" x 10`3"	Loft	Upper	12`4" x 9`5"
Office	Main	13`11" x 11`5"	Game Room	Basement	13`1" x 12`2"
Laundry	Upper	8`3" x 5`11"	Mud Room	Main	9`1" x 6`8"
Furnace/Utility Room	Basement	11`7" x 9`1"	Cold Room/Cellar	Basement	8`6" x 3`2"
Storage	Basement	10`1" x 6`9"	Game Room	Basement	18`6" x 15`0"

Bedroom - Primary	Upper	20`11" x 14`11"	Bedroom	Upper	13`11" x 12`5"
Bedroom	Upper	13`11" x 12`5"	Bedroom	Basement	12`6" x 12`1"
Bedroom	Basement	16`0" x 12`8"	2pc Bathroom	Main	0`0" x 0`0"
3pc Bathroom	Basement	0`0" x 0`0"	4pc Bathroom	Upper	0`0" x 0`0"
4pc Ensuite bath	Upper	0`0" x 0`0"	6pc Ensuite bath	Upper	0`0" x 0`0"

Legal/Tax/Financial

Title: Zoning:
Fee Simple **R-C1**
 Legal Desc: **8124GN**

Remarks

Pub Rmks: **Stunning brand new build in the community of Briar Hill by Craftcore Homes Ltd. This modern jewel offers true family estate living with no expense spared and is perfect for the growing family. The exterior architectural design seamlessly blends into the warm contemporary elements inside the home. White oak herringbone floors take you through a grand open floor plan hosting 20ft vaulted ceilings, exceptional detailing and millwork, smart home set up, and triple attached garage. The main floor features a private office with French doors & custom built-ins, formal dining room with large picture window and barn door access to an executive butlers pantry. There is a spacious living room highlighted by a linear gas fireplace, 20ft ceilings to above, and access to a private back patio and yard. You'll fall in love with the chef's kitchen outfitted with dual islands, beverage fridge, contrasting wood and black details, marble counters, pot filler & WOLFE gas cook top, and panelled fridge. The open staircase ascends to a bonus room with vaulted ceilings, fully equipped laundry room, two bedrooms, and a primary master retreat. The master showcases recessed ceilings and beams, a lovely walk-in-closet with drawers, and luxurious 6 piece ensuite with designer black soaker and steam shower. A fully developed basement will allow your family to sprawl out revealing two additional bedrooms, home gym, games room, wet bar and recreational space. This home can also be highlighted by its many upgrades that include AC, in-floor heat, fully equipped mud room, and upper floor laundry space. This executive family residence steps to Briar Hill elementary school , Foothills hospital, and is a short distance to the many cafes and boutique restaurants in Kensington.**

Inclusions: **N/A**
 Property Listed By: **RE/MAX House of Real Estate**

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