

1221 20 Street, Calgary T2N 2K5

MLS®#: **A2159085** Area: **Hounsfield Heights/Briar Hill Calgary** Listing Date: **08/21/24** List Price: **\$1,795,000**
 Status: **Pending** County: **Calgary** Change: **-\$105k, 13-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**
 Sub Type: **Calgary**
 City/Town: **Calgary**
 Year Built: **2002**
Lot Information
 Lot Sz Ar: **7,007 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Garden,Interior Lot,Rectangular Lot,Treed**
 Park Feat: **Double Garage Detached**

Finished Floor Area
 Abv Sqft: **3,039**
 Low Sqft:
 Ttl Sqft: **3,039**

DOM

28
Layout
 Beds: **5 (3 2)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**
Parking
 Ttl Park: **2**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stone,Stucco,Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Cork,Hardwood,Tile**
 Sewer: Ext Feat: **Private Yard** Water Source: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Microwave,Refrigerator,Stove(s),Washer,Window Coverings**
 Int Feat: **Bookcases,Built-in Features,Closet Organizers,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Skylight(s),Soaking Tub,Storage,Vaulted Ceiling(s),Walk-In Closet(s),Wet Bar,Wired for Sound**
 Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|-------------------|----------|----------------|-------------|----------|---------------|
| Kitchen | Main | 16`10" x 14`3" | Dining Room | Main | 14`2" x 12`5" |
| Breakfast Nook | Main | 15`8" x 8`10" | Living Room | Main | 17`6" x 15`5" |
| Family Room | Basement | 23`3" x 14`6" | Bonus Room | Upper | 9`5" x 6`6" |
| Game Room | Basement | 14`7" x 14`6" | Laundry | Main | 10`1" x 7`10" |
| Mud Room | Main | 9`5" x 5`8" | Wine Cellar | Basement | 8`10" x 3`11" |
| Bedroom - Primary | Upper | 15`11" x 14`6" | Bedroom | Upper | 14`6" x 14`3" |

Bedroom
Bedroom
4pc Bathroom
5pc Ensuite bath

Upper
Basement
Basement
Upper

14`6" x 13`3"
12`0" x 11`0"

Bedroom
2pc Bathroom
5pc Bathroom
Office

Basement
Main
Upper
Main

14`1" x 13`1"
15`4" x 11`9"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-C1

1161GJ

Remarks

Pub Rmks: **A family estate home situated in the "golden triangle" of Briar Hill is sure to impress as it sits on a 54'x130' lot. Located on a quiet tree-lined street with a west facing rear yard, this 2-storey home offers an incredible layout and a sun-filled airy ambiance throughout. Stepping up the manicured front lawn with mature trees you're greeted by an inviting front porch & bold entranceway. A walnut front door welcomes you inside where elegance and sophistication are merged creating a natural warmth to the superior layout. Architectural columns lead into your front formal dining area with access to your grand open kitchen. Light maple cabinets adorned with crown moulding add to the intricateness of this home. A walk-in pantry, granite counters, prep sink, and stainless steel appliances will inspire your inner chef, while an eat-up centre island features a butcher block counter, trash compactor, and a unique food warmer built-in. An adjacent breakfast nook overlooks the rear yard while a welcoming living room is ideal for entertaining as you surround yourself around the vibrant mosaic tiled gas fireplace. Circling around you'll find a home office, separated from the main living areas for the utmost privacy along with a 2pc bath and spacious laundry room complete with storage and sink. Upstairs presents a brightly lit bonus room, full bath and three generous bedrooms with vaulted ceilings, including the primary. The tranquil primary retreat showcases a gas fireplace and private balcony overlooking the front. Create a coffee bar and enjoy having a relaxing moment to yourself on the balcony before the workday starts. A custom walk-in closet and lavish 5pc ensuite with his/her sinks, built-in soaker tub and steam shower. The fully developed lower level is hi-lighted by a gorgeous boutique walnut finished temperature controlled wine cellar. An expansive rec room presents a wet bar, built-in media centre with storage and third gas fireplace while the adjacent games area can ideally double as a home gym with cork flooring. A full bath and two gracious bedrooms complete this level. The west exposed rear yard reveals a massive deck with a prime spot for a hot tub. Lush green space leads to a spacious sports court and the double detached garage. The quiet enclave of Briar Hill is a wonderful community featuring ready access to downtown, park space, an elementary school, shopping, and the LRT. This impeccable home will not last.**

Inclusions:
Property Listed By:

n/a
RE/MAX House of Real Estate

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











