



THE
A-TEAM

**RE/MAX
FIRST**

229 GREENBRIAR Common, Calgary T3B 6J2

MLS® #: **A2168560** Area: **Greenwood/Greenbriar** Listing Date: **09/26/24** List Price: **\$775,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2022**

Lot Information

Lot Sz Ar: **Finished Floor Area**
 Lot Shape: **Abv Sqft: 1,931**
Low Sqft:
Ttl Sqft: 1,931

Access:

Lot Feat: **Backs on to Park/Green Space, Corner Lot, Few Trees, Low Maintenance Landscape, Landscaped**
 Park Feat: **Double Garage Attached, Heated Garage**

DOM

22
Layout
 Beds: **2 (2)**
 Baths: **2.5 (2 1)**
 Style: **3 Storey**

Parking

Ttl Park: **2**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air, Natural Gas**
 Sewer:
 Ext Feat: **Balcony, BBQ gas line, Courtyard, Private Entrance**

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

Kitchen Appl: **Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings**
 Int Feat: **Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Storage, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions
Game Room	Lower	18`5" x 12`10"
Dining Room	Main	13`5" x 12`11"
Dining Room	Main	15`5" x 14`4"
2pc Bathroom	Main	5`2" x 5`2"
Bedroom	Upper	9`6" x 13`11"
Walk-In Closet	Upper	5`7" x 6`10"
4pc Ensuite bath	Upper	6`0" x 11`6"

Room	Level	Dimensions
Furnace/Utility Room	Lower	7`7" x 5`11"
Living Room	Main	18`7" x 13`4"
Laundry	Main	4`10" x 5`4"
Bedroom - Primary	Upper	12`3" x 20`10"
Family Room	Upper	12`10" x 25`2"
Walk-In Closet	Upper	5`5" x 4`6"
4pc Bathroom	Upper	5`5" x 4`6"

Condo Fee:
\$351

Title:
Fee Simple
 Fee Freq:
Monthly

Zoning:
M-CG

Legal Desc: **1912358**

Remarks

Pub Rmks: ****Open House Sunday October 20th from 2:00-5:00pm**. Infill Level Quality Meets Greenwich NW Living. This corner lot Executive Brownstone offers over 1,900 square feet of open concept living space in Calgary's premier NW Community of Greenwich. This home's upgraded design features 2 large bedrooms + glass panelled loft on the upper level, a galley style kitchen with corner windows for full natural lighting exposures, and a full sized walk-out recreational room for full flexibility on design and layout. This home was meticulously upgraded and features finishings and designs not found in any other home in the community. This home boasts custom shaker style painted cabinets in the kitchens and bathrooms, upgraded quartz counter tops including waterfall feature on the island, gourmet stainless steel appliances, upgraded backsplash and custom tile work across the kitchen and bathrooms, glass panelled transitions across each floor, dual closets in the primary bedroom including fully custom ordered built-ins, dual sinks and custom ordered glass shower in the primary ensuite, upgraded insulation throughout the interior and common walls, central air conditioning, and window coverings throughout. This home also boasts a full size double car side by side garage with professionally installed epoxy floor finish, built-in storage cabinets, drop down storage shelving, upgraded waterline/hose, and overhead heater, making the garage the perfect hybrid for parking beloved vehicles or using the space as the perfect workshop. This home's placement in the community sits perfect with East Backing, West Fronting, and South Siding Corner Windows to capture natural sunlight across all floors and all times of day. This block was also constructed onto the developments Central Park location with 229 fronting out at unobstructed West exposure greenery and fully landscaped park and tree spacing for the perfect blend of nature and privacy. As you enter you'll find the ideal flow of layout with an oversized recreational room perfect for a secondary living room space, home gym, or office design. Heading up to the main floor you're then greeted by the galley style fully customized kitchen design with designated placement for a large dining area perfect for entertaining, and a cozy living room space perfectly placed for movie nights with the family. Heading up to the top floor this model has an oversized primary with dual closets,, the secondary bedroom designed for queen bed offers corner lot windows for amazing East Morning sun,, and the open glass surrounded loft works amazingly as additional reading room, office design, or living room. This home was custom crafted and meticulously detailed to use each space to its maximum potential. There were only a handful of the larger square footage designs built by the developer and this one stands out as one of the most beautiful examples of Greenwich Luxury Townhome Living! Book your Showing Today!**

Inclusions: **None**
 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













