

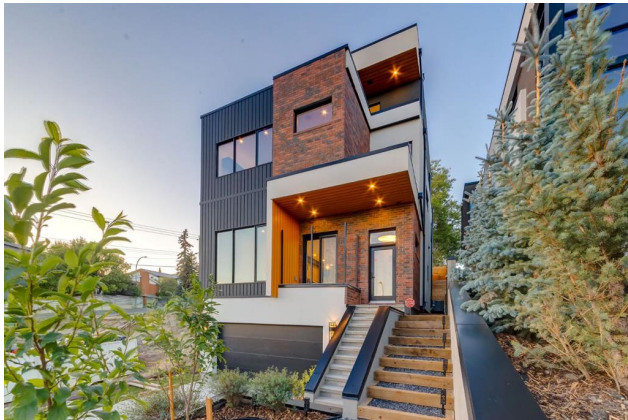


THE A-TEAM

RE/MAX FIRST

1920 10 Avenue, Calgary T2N 1G3

MLS#: A2170993 Area: Hounsfield Heights/Briar Hill Listing: 10/04/24 List Price: \$2,195,000
Status: Active County: Calgary Change: -\$100k, 12-Nov Association: Fort McMurray



General Information

Prop Type: Residential Detached
Sub Type: Detached
City/Town: Calgary
Year Built: 2024
Finished Floor Area: 3,584 sqft
Abv Sqft: 3,284
Low Sqft:
Ttl Sqft: 3,284

DOM

78
Layout
Beds: 4 (3 1)
Baths: 3.5 (3 1)
Style: 3 Storey

Parking

Ttl Park: 3
Garage Sz: 3

Access:

Lot Feat: Back Yard, Landscaped
Park Feat: 220 Volt Wiring, Concrete Driveway, Front Drive, Garage Door Opener, Heated Garage, In Garage Electric Vehicle Charging Station(s), Triple Garage Attached

Utilities and Features

Roof: Flat Torch Membrane, See Remarks
Heating: High Efficiency, In Floor
Sewer:
Ext Feat: Fire Pit, Lighting

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

Kitchen Appl: Bar Fridge, Built-In Gas Range, Central Air Conditioner, Dishwasher, Garage Control(s), Garburator, Instant Hot Water, Microwave, Refrigerator, Washer/Dryer, Wine Refrigerator
Int Feat: Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Elevator, High Ceilings, Kitchen Island, Open Floorplan, Recessed Lighting, Soaking Tub, Walk-In Closet(s), Wet Bar

Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Kitchen, Dining Room, Bathroom, Bedroom, Wine Cellar, Living Room, Family Room, Foyer, Walk-In Closet, Storage with their respective levels and dimensions.

Furnace/Utility Room	Basement	10`2" x 6`4"	4pc Bathroom	Basement	8`8" x 5`0"
Bedroom	Second	15`0" x 11`5"	Bedroom	Second	12`7" x 11`4"
5pc Bathroom	Second	11`5" x 5`0"	Bonus Room	Second	19`6" x 13`10"
Den	Second	19`6" x 6`2"	Laundry	Second	11`0" x 7`4"
Bedroom - Primary	Third	15`1" x 15`0"	Walk-In Closet	Third	10`9" x 9`0"
5pc Ensuite bath	Third	24`5" x 7`4"	Den	Third	13`5" x 5`8"
Other	Main	5`6" x 4`6"			

Legal/Tax/Financial

Title: **Fee Simple**
 Zoning: **R-CG**
 Legal Desc: **2210155**

Remarks

Pub Rmks: **On the hillside of Briar Hill - Hounsfield Heights, this luxurious 3898-square-foot property commands expansive sweeping views of the city from all levels! With a spacious concrete driveway, for multiple off-street parking options, while the 3-car attached garage is fully finished, with a power supply for your EV vehicle, this home is an ideal pad for the car enthusiast. Newly built by award-winning Urban Domus Custom Homes. The exterior boasts a modern yet timeless appeal - Lux metal panel vertical feature wall, Old Baltimore brick & Lux Metal Siding wrapping around the rear and south corners of the home. Professional landscaping w/ trees, shrubs, grass, ornamental rocks, solar lights, & Quartzite stepping stones. + architectural concrete walls w/black metal capping. There is a European-tile rear deck, with a tiered garden, outdoor fire pit, & solar landscape accent lights. The front enjoys a south-tiled balcony sitting area, a perfect perch to enjoy the views and the south sun. The main floor of this home is ideal for hosting, yet functional for the day-to-day. The front foyer opens to a stunning, large-format Italian tile feature wall, alongside a custom-made 10-ft white oak verticle-slatted feature wall. Elegant light package selection in every space, paired with high-quality fixtures & hardware throughout; this home exudes quality. The brick feature of the front living room area, w/ a nat gas fireplace, is eye-catching & easy to admire. There are attractive wide plank white oak hardwood floors & 10-foot ceilings; the central kitchen is beautifully designed w/ rich quartz countertops that offer ample workspace, + custom tile backsplash + matte black modern farm sink w/ gold Kohler gooseneck commercial grade spray faucet. Ample amounts of custom-built cabinetry, modern-style metal handles & soft close drawers & doors. + massive island with a thickened quartz countertop, accented by three huge designer modern light fixtures. + Professional-grade stainless steel appliance package. Incredible custom solid white oak staircase to the upper levels; find two private office desk areas plus a wet bar complete with a custom cherry red/black beverage fridge on each level. The top-floor deck enjoys breathtaking views, retreat to your primary retreat. Relax & enjoy awesome city views from your bedroom. Generous-sized walk-in closet, complete with custom built-in cabinets in this dream dressing room area. The dream ensuite enjoys heated custom-designed tile floors, built-in vanities, quartz countertops + dual sinks. With undercabinet LED sensor motion lighting + a large makeup table with a multi-functioning lit-up mirror. Soothe in the spa-style contoured modern matte black vessel-style soaker tub. With Bianca Carrera tile, a custom steam shower w/handheld shower wand, rain shower head, bench seat, + 10 mil glass enclosure. Too many features to list, we didn't even mention the ELEVATOR! All in this super central location + the BEST VIEWS in the city. Ask for Full specs**

Inclusions: **N/A**
 Property Listed By: **Real Broker**

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



