



THE
A-TEAM

**RE/MAX
FIRST**

1603 23 Street, Calgary T2M2P6

MLS®#: **A2176912**

Area: **Hounsfield
Heights/Briar Hill**

Listing **11/04/24**
Date:

List Price: **\$1,998,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2014**
Lot Information
Lot Sz Ar: **5,887 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **3,131**
Low Sqft:
Ttl Sqft: **3,131**

DOM

19
Layout
Beds: **4 (3 1)**
Baths: **4.5 (4 1)**
Style: **2 Storey**

Parking

Ttl Park: **3**
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,City Lot,Few Trees,Front Yard,Lawn,Landscaped,Rectangular Lot**
Park Feat: **Additional Parking,Alley Access,Double Garage Detached,Drive Through,Garage Door Opener,Garage Faces Rear,Heated Garage,Insulated,On Street,Oversized,Plug-In,Secured,Side By Side**

Utilities and Features

Roof: **Flat Torch Membrane**
Heating: **Boiler,High Efficiency,In Floor,Fireplace(s),Forced Air,Humidity Control,Zoned**
Sewer:
Ext Feat: **Balcony,BBQ gas line,Private Entrance,Private Yard**

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

Kitchen Appl: **Bar Fridge,Built-In Gas Range,Built-In Oven,Built-In Refrigerator,Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Humidifier,Instant Hot Water,Microwave,Range Hood,Refrigerator,Tankless Water Heater,Washer,Window Coverings,Wine Refrigerator**
Int Feat: **Beamed Ceilings,Bidet,Bookcases,Breakfast Bar,Built-in Features,Ceiling Fan(s),Central Vacuum,Chandelier,Closet Organizers,Crown Molding,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,Low Flow Plumbing Fixtures,No Animal Home,Open Floorplan,Pantry,Recessed Lighting,Separate Entrance,Soaking Tub,Storage,Sump Pump(s),Tankless Hot Water,Vinyl Windows,Walk-In Closet(s),Wet Bar,Wired for Data**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	19`0" x 15`0"	Dining Room	Main	13`0" x 10`0"
Other	Basement	24`0" x 24`0"	Living Room	Main	20`0" x 16`0"
Family Room	Basement	24`6" x 18`9"	Foyer	Main	24`3" x 7`10"
Nook	Upper	12`0" x 16`11"	Office	Main	16`5" x 10`6"

Game Room	Basement	13`9" x 12`8"	Laundry	Basement	8`9" x 6`5"
Mud Room	Main	11`11" x 5`9"	Wine Cellar	Basement	18`0" x 8`0"
Other	Main	20`0" x 16`0"	Balcony	Upper	24`3" x 7`5"
Other	Main	7`9" x 7`6"	Mud Room	Main	8`2" x 7`9"
Bedroom - Primary	Upper	14`10" x 12`6"	Bedroom	Upper	10`11" x 10`4"
Bedroom	Upper	10`11" x 9`4"	Bedroom	Basement	15`0" x 14`4"
2pc Bathroom	Main	8`9" x 4`11"	4pc Bathroom	Basement	9`7" x 4`11"
3pc Ensuite bath	Upper	10`0" x 5`11"	4pc Ensuite bath	Upper	8`10" x 4`11"
5pc Ensuite bath	Upper	15`9" x 10`6"	Other	Basement	8`0" x 6`4"

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **5703GO**

Zoning: **R-CG**
 Remarks

Pub Rmks: **Modern and elegant just under 4900 sq feet including walkout basement home in Hounsfield Heights/Briar Hill. Seeking new owners! Current owners are now empty nesters, ready to pass on this cherished space. Step inside to discover a harmonious blend of modern styling and warmth, enhanced by natural light from the west-facing windows. Wide plank oak hardwood floors and marble tile detailing greet you at the grand entrance. A custom built-in wall unit and desk elevate the bright and spacious den. The great room boasts an open-concept family area with a cozy gas fireplace and a dining space featuring a soaring 10-foot ceiling, bathed in natural light. The chefs white kitchen, accented by dark feature cabinets, is a chef's delight, showcasing granite countertops, a 6-burner Wolf gas range, a built-in Wolf steam oven, and a built- in Wolf coffee maker. A custom wet bar with a curved feature wall adds sophistication, while the walk-through butler pantry leads to a separate mudroom entrance, perfect for busy families. Upstairs, you will find three generously sized bedrooms and a stylish loft. The custom curved, open-tread staircase and hardwood floors in the upper landing create a stunning focal point. Each bedroom features a full ensuite and lots of closet space ensuring comfort and privacy. The primary suite offers a private west-facing balcony, ideal for enjoying sunsets, a spacious walk-in closet, and a spa-like 7-piece ensuite with a soaker tub and body spray in the shower. The fully developed walkout basement is accessible via two separate stairwells and includes a laundry room with a sink, a fourth bedroom, a full bathroom, and a rec room with a wet bar. It also features a dedicated cigar room or wine cellar with ventilation and a separate door. Two sets of doors lead to the sunny west backyard, making this home perfect for entertaining and relaxation. The double detached garage with alley access includes a drive-through garage door for easy access to the rear secured patio, providing ample space for vehicle storage. There's even room for RV storage beside the garage. This home is conveniently located near shopping, downtown, schools, parks, playgrounds, hospitals, sporting facilities, and the university, with easy access to the airport and mountains! Don't miss this home, book your showing today!**

Inclusions: **HRV, Garage door opener.Bbq gas line.**
 Property Listed By: **RE/MAX Realty Professionals**

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











