



THE
A-TEAM

**RE/MAX
FIRST**

1920 10 Avenue, Calgary T2N 1G3

MLS®#: **A2187951**

Area: **Hounsfield
Heights/Briar Hill**

Listing **01/15/25**

List Price: **\$2,169,888**

Status: **Active**

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: **3,584 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **3,284**
Low Sqft:
Ttl Sqft: **3,284**

DOM

37
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

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	19`8" x 15`2"	Living Room	Main	20`2" x 11`5"
Dining Room	Main	12`2" x 9`10"	Family Room	Main	16`1" x 14`8"
2pc Bathroom	Main	7`0" x 6`3"	Foyer	Main	8`4" x 5`4"
Bedroom	Basement	14`8" x 13`1"	Walk-In Closet	Basement	5`0" x 4`9"
Wine Cellar	Basement	8`6" x 4`7"	Storage	Basement	6`0" x 4`8"
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: **You can't beat this brand-new modern home in the inner-city community of Briar Hill. This is a great opportunity to live in one of Calgary's most desirable communities. Briar Hill has the perfect blend of being close to downtown while still having a community feel. You'll see gorgeous views of downtown Calgary throughout the home, starting from the moment you walk in the front door. A spacious entry leads you to your open-concept main level with your living, kitchen, and dining room, plus a half bath. Out the back doors you'll find a professionally landscaped courtyard. Back inside, the chef-inspired kitchen features an oversized waterfall island and professional-grade stainless steel appliances. You can take the ELEVATOR or the floating staircase to your second floor, where you'll find a wet bar, bonus room, office nook, full bathroom, 2 bedrooms, and a conveniently located laundry room complete with storage. On the third floor you'll find breathtaking city views from your primary suite, plus a wet bar/coffee bar. In the primary suite, your sliding door leads you to your balcony and a front-row seat to Calgary's skyline. Behind you is an oversized walk-in closet with custom built-ins, a heated towel rack, and your spa-inspired bathroom. The ensuite includes motion-sensor lighting, a steam shower, soaker tub, and heated floors. That's not all—this expansive bathroom also includes double sinks and a vanity area. Taking the elevator all the way down from the primary suite, you'll stay warm on the lower level with heated floors, another bedroom with ensuite, wet bar/wine cellar, and a hidden room. Every level feels unrestricted with 10-foot ceilings and 9 feet of clearance on the top floor. For the car lover, there is a triple-car garage complete with EV charging. Outside your front door, you're just steps from a green space, while being just minutes to downtown. You also have easy access to major roadways (Crowchild Trail, 14th Street) and public transit (Lion's Park C-train station). Don't miss this stunning new build by Urban Domus in Briar Hill complete with home warranty (1-year material and workmanship, 2-year material and workmanship of major mechanical systems, 5-year building envelope, and 10-year structural coverage.) This home is so impressive, it was used as a video set for a Calgary Flames Commercial! Urban Domus has always been a Proud Flames Fan and Supporter, providing new homes to Flames Players! Book your showing today!**

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

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











