



THE
A-TEAM

**RE/MAX
FIRST**

2034 BRIAR Crescent, Calgary T2N 3V8

MLS®#: **A2197341**

Area: **Hounsfield
Heights/Briar Hill**

Listing **02/26/25**
Date:

List Price: **\$2,999,900**

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: **6,609 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **3,238**
Low Sqft:
Ttl Sqft: **3,238**

DOM

1
Layout
Beds: **4 (3 1)**
Baths: **4.0 (3 2)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Paved,See Remarks**
Park Feat: **Triple Garage Detached**

Utilities and Features

Roof: **Membrane**
Heating: **Boiler,In Floor,Forced Air,Natural Gas,Zoned**
Sewer:
Ext Feat: **Built-in Barbecue,Fire Pit,Lighting,Outdoor Kitchen**

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

Kitchen Appl: **Bar Fridge,Built-In Freezer,Built-In Oven,Built-In Refrigerator,Central Air Conditioner,Convection Oven,Dishwasher,Dryer,Garage Control(s),Garburator,Gas Cooktop,Induction Cooktop,Microwave,Range Hood,Refrigerator,See Remarks,Washer,Water Distiller,Water Softener,Window Coverings**
Int Feat: **Bar,Bookcases,Built-in Features,Central Vacuum,Closet Organizers,Double Vanity,High Ceilings,Natural Woodwork,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Sauna,Smart Home**

Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	0`0" x 0`0"
5pc Ensuite bath	Upper	0`0" x 0`0"
3pc Ensuite bath	Basement	0`0" x 0`0"
Living Room	Main	18`0" x 14`9"
Office	Main	14`0" x 12`0"

Room	Level	Dimensions
2pc Bathroom	Main	0`0" x 0`0"
5pc Ensuite bath	Upper	0`0" x 0`0"
Kitchen	Main	18`3" x 17`6"
Dining Room	Main	17`0" x 11`5"
Bedroom - Primary	Upper	16`9" x 12`8"

Bedroom
Family Room
Laundry
Game Room

Upper
Upper
Upper
Basement

16`8" x 11`6"
16`6" x 12`0"
11`1" x 10`11"
17`2" x 36`9"

Bedroom
Mud Room
Bedroom
Exercise Room

Upper
Main
Basement
Basement

17`1" x 11`5"
11`4" x 6`4"
12`7" x 10`10"
22`3" x 13`4"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

1161GJ

Remarks

Pub Rmks:

Architecturally designed modern masterpiece. West-coast inspired and flooded with natural light, this impressive home by Cortina Custom Homes is constructed to unparalleled finishes and specifications. Upon entry you are greeted with expansive large-scale porcelain tiles with multiple zone in-floor heating throughout the entire main floor. An impressive linear burn fireplace creates privacy and warmth for a large living room that's centred on a back-lit media wall. Kitchen is outfitted with high-grade quartz work-surfaces and abundant storage. Miele Appliances include Integrated Fridge, Induction & Gas Cooktops, 2 Dishwashers, & Built-in Ovens. Busy families will enjoy the separate back entry to an expertly designed mudroom with lockers, charge station, ample coat storage + 2nd powder-room & kitchen-adjacent pantry with built-in deep freeze. The focal point of this home is a stunning floating staircase leading the second floor mezzanine; two large bedrooms share 5-piece bath + flex/family room with Murphy bed + laundry. Boutique owner's suite is isolated and completely sound-insulated; intimate bedroom has private balcony with peek-a-boo view, his & her walk-in closets, and a serene ensuite bath with spa-shower, sculptural tub + heated floors. Grohe plumbing fixtures (throughout home). Basement features heated hardwood floors with guest quarters, huge entertaining space including fully-appointed bar + wine storage + huge home gym (built-out below rear patio). State-of-the-art mechanical room + cold room and a huge, organized storage space. Situated on a 55' lot the landscaping includes extensive concrete work, detail lighting, turf play area + grass lawn and established gardens (irrigation), outdoor kitchen, sauna, and built-in gas fire bowl. Car-enthusiasts will appreciate oversize triple garage w/ heat, epoxy floor, city-connected drain, central vac, slat walls & cabinets, sink + hot & cold water bibs + r/in for lift. Not a single detail or consideration was missed in the design and outfitting of this exceptional home; a comprehensive list of specifications and inclusions is available in the listing links. Property is sold complete with 6 wall-mounted TV's + Projector and Control4 fully-integrated system operating:

Inclusions:

**6x Wall-mounted TV's (all), Projection + Screen , 2 Vacufluo units +4 sets of attachments, Ice-maker, Sauna, Garage Slat-walls + Cabinetry, Mattress for Murphy Bed, Sauna
Charles**

Property Listed By:

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











