



GRASSROOTS
REALTY GROUP

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**2007 Briar Crescent NW
Calgary, Alberta**

MLS # A2213638



\$3,850,000

Division:	Hounsfield Heights/Briar Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	4,045 sq.ft.	Age:	2005 (20 yrs old)
Beds:	4	Baths:	5 full / 1 half
Garage:	Double Garage Attached, Front Drive, Garage Faces Front, Heated Driveway		
Lot Size:	0.24 Acre		
Lot Feat:	Backs on to Park/Green Space, Front Yard, Fruit Trees/Shrub(s), Landscaped		

Heating:	High Efficiency, In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Chandelier, Closet Organizers, Crown Molding, Double Vanity, High Ceilings, Kitchen Island, Pantry, See Remarks, Skylight(s), Storage, Walk-In Closet(s), Wet Bar		
Inclusions:	Call List Agent		

Experience luxury city living in this stunning home situated on the highly sought-after Briar Crescent NW. Boasting almost 6,000 square feet of luxury living, 4 oversized bedrooms and 6 bathrooms, 4 fireplaces, this breathtaking residence sits on an over 10,000 square foot lot, offering unparalleled panoramic city and mountain views, sitting a top of grasshopper hill. Expertly designed to blend contemporary craftsmanship with timeless design, the home features a wrap around porch, sandstone accents on the exterior, which seamlessly blend into the beautifully landscaped surroundings including sprinkler system. With an outdoor living space on every level, this home seamlessly blends outdoor-indoor living and provides incredible views from each floor. Inside, a mix of classic elements and reclaimed materials add character—ranging from fir hardwood floors brought from a warehouse in British Columbia to an array of stained-glass windows, custom beveled leaded glass, and carefully curated lighting fixtures and hardware. High amenities include a heated driveway and walkways, appliances, lighting systems, video surveillance, and a fully integrated roughed-in indoor/outdoor sound system. Every detail has been thoughtfully considered, from heated marble basket weave floors in the bathrooms to a luxurious His and Hers ensuites. Highlights include a grand library with soaring ceilings crafted from Honduran wood, wine cellar, a hidden room concealed behind a bookshelf, and a playhouse with stunning city views! Experience the luxury of living on Briar Crescent and book your showing today!