



GRASSROOTS
REALTY GROUP

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169 Greenbriar Place NW
Calgary, Alberta

MLS # A2231897



\$670,000

Division:	Greenwood/Greenbriar		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,703 sq.ft.	Age:	2023 (2 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener		
Lot Size:	-		
Lot Feat:	Corner Lot, Cul-De-Sac, Few Trees, Landscaped, Low Maintenance Landscap		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 425
Basement:	None	LLD:	-
Exterior:	Brick, Composite Siding, Stucco	Zoning:	M-CG d60
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Tankless Hot Water, Walk-In Closet(s)		
Inclusions:	none		

This NY Inspired executive townhome offers over 1,700+ square feet of open concept living with exceptional South fronting views and additional corner windows providing ton of natural lighting throughout the entirety of the home. This custom and upgraded design features 3 Bedrooms, 3.5 Baths + Upper Floor Den for maximum flexibility of design and use of living space. This rare boulevard corner lot offers incredible open views onto open green space and Canada Olympic Park, provides additional legal street parking along Greenbriar Place for extra parking, and offers ease of access to the Park, Walking Trails, and Playground adjacent to the development. With South Fronting and West Siding exposures this home provides a ton of natural lighting throughout the day and well into the evenings. As you enter this home you'll find a fully developed bonus room containing the third bedroom and full ensuite bathroom along with access to your private double car side by side garage. The main floor features a large island with fully upgraded kitchen appliances containing gas stove, chimney hoodfan, built-in microwave and dedicated laundry room with side by side washer and dryer. The main floor also provides a dedicated living room and dining room spacing, oversized corner windows with West Siding views, a fully built-in feature wall with central fireplace, and an elevated glass balcony with attached gas line for full enjoyment of the outdoor spacing. The upper level of this home features a double master bedroom + loft configuration with two generously sized bedroom with two full ensuites as well as a finished loft concept perfect for a 2nd living room or home office! The interior finishes of this home were professionally crafted and curated from the Builder Show Home Package and contain luxury vinyl plank throughout the main and lower level, quartz counter tops throughout,

9ft ceilings across all levels, stainless steel upgraded appliances with chimney hood fan and gas-stove, and High Efficiency building components of Triple-Pane Windows, Forced Air Furnace, and Heat Recovery Ventilator System. This home also features upgrades of 8ft Passage Doors throughout the home with Solid Interior finish, full tile backsplash & bathroom upgrade finishes, window coverings throughout, and Central Air Conditioning and heated flooring on the lower level bedroom! This was the builders most customized and open-concept floor plan allowing for flexibility of design and maximizing the natural lighting at all times of day. The exterior on this home was designed with N.Y in mind and comes with Red Brick Finish with Stucco Accenting, and Hardie Board Paneling for a more contemporary and lower maintenance Brownstone lifestyle. With ease of access to downtown, University of Calgary and Foothills Hospital, , Banff/Canmore,, and within walking the new Calgary Farmers Market!