



GRASSROOTS
REALTY GROUP

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1240 20 Street NW
Calgary, Alberta

MLS # A2249701



\$1,895,000

Division:	Hounsfield Heights/Briar Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,992 sq.ft.	Age:	2005 (20 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Triple Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Garden, Landscaped, Lawn, Many Trees,		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	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, Breakfast Bar, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Double Vanity, Dry Bar, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Skylight(s), Soaking Tub, Solar Tube(s), Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	n/a		

Welcome to the heart of Briar Hill's Golden Triangle! Nestled on a picturesque, tree lined 54' x 130' corner lot, this beautiful home, with recent interior updates by Amanda Hamilton design, offers the perfect blend of classic charm and modern living. With Briar Hill Elementary just steps away, plus nearby parks, the LRT, local shops, and one of the city's best off leash dog parks, every convenience is right at your fingertips. From the moment you arrive, this home radiates warmth and curb appeal. A welcoming front porch leads into a bright and airy interior, where natural light floods through every room. The spacious foyer opens into a beautifully appointed front office, complete with moody designer tones and custom built-ins. The main floor flows effortlessly from a stunning formal living room into a cozy family space, connected by a stylish two-way fireplace. The open concept layout continues into a kitchen made for entertaining with an expansive eat up marble island, a second prep island with a rich wood countertop, crisp white upper cabinetry, and contrasting blue lower cabinets for a modern touch. A dedicated baker's pantry keeps everything organized and at your fingertips. Enjoy family meals or dinner parties in the sunlit dining area, which opens onto the rear deck creating a seamless indoor/outdoor living experience. Throughout the home, you'll find elegant crown mouldings and custom millwork that add warmth, charm, and a sense of craftsmanship. Upstairs, a cozy library nook or play area provides a perfect retreat for kids or quiet reading time. The second level features three spacious bedrooms, a convenient laundry room, and a beautifully renovated 5pc bathroom with heated floors and a solar tube skylight for added natural light. The luxurious primary suite is your personal sanctuary featuring a vaulted ceiling, its own fireplace

and reading nook with downtown views, plus a massive 6pc ensuite with double vanities, a soaker tub, a glass enclosed shower, and a huge custom designed walk-in closet with direct access to the laundry room. The fully finished basement is made for fun and flexibility, with two additional bedrooms, a full bathroom, a large rec room with a bar, and a flex space with private entry that can ideally function as a games room, home gym, or studio. Step outside to a professionally landscaped yard with raised planters, lush greenery, and perennial gardens that create a peaceful inner city oasis. Relax on the spacious front veranda or enjoy summer evenings on the low maintenance composite back deck. The sunken triple car garage is discreetly tucked into the backyard, preserving ample green space for play or relaxation. With heated bathroom floors, dual high efficiency furnaces, a newer roof, and thoughtful updates throughout, this home checks every box. Located in a quiet, tight-knit community with friendly neighbours and easy access to downtown, this immaculate home is ready to welcome its next chapter.