



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

1248 16A Street NW
Calgary, Alberta

MLS # A2280256



\$2,500,000

Division:	Hounsfield Heights/Briar Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,282 sq.ft.	Age:	2022 (4 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Tray Ceiling(s), Walk-In Closet(s), Wet Bar

Inclusions: Sonos audio system, Finnish Sauna

An extraordinary hillside sanctuary awaits in the exclusive inner-city community of Briar Hill. Ideally located on a peaceful street, this fabulous home offers over 4,600 square feet of contemporary living space and sweeping views of the city skyline and the Rocky Mountains. Sunlight streams through floor-to-ceiling windows, filling the open main floor all day with natural light. A heated porcelain-tiled foyer, 10 ft. ceilings, and wide-plank white oak floors throughout provide warmth and sophistication. Relax by the modern gas fireplace on quiet winter evenings with a book or connect with friends and family on the front deck. The chef's dream kitchen features a large quartz-topped island with cabinetry on both sides, ideal for meal prep and casual dining. Premium Italian-designed Fulgor Milano appliances—including a professional 6-burner gas stove, an integrated warming drawer, and a combi speed oven—make entertaining seamless. The butler's pantry adds functionality with an additional counter space, storage, and a wine/beverage fridge for extra convenience. Host memorable dinners in the expansive dining room, with sliding doors to a private back patio and backyard, which is perfect for BBQ's and al fresco dining in warmer months. The private office, accessible from the kitchen and backyard, is filled with morning light and offers a tranquil, creative workspace. Upstairs, the serene primary suite impresses with a 10-foot tray ceiling and a second balcony with west-facing mountain views. A cozy seating area is perfect for morning coffee, watching the city wake, and enjoying the incredible, vibrant Calgary sunsets. The luxurious ensuite has a massive double steam shower with a bench, heated floors, oversized soaker tub, dual vanities, and a large walk-in closet. Begin and end your day with relaxation and rejuvenation in the

wellness room, featuring an authentic Finnish sauna with a Bluetooth sound system. Two additional bedrooms with oversized windows, spectacular city views, and walk-in closets provide comfort for family or guests. A convenient laundry room with sink and storage completes the upper level. The lower level includes a spacious rec room with a wet bar, a beverage fridge, and flex space for game tables or workouts. The entertainment area is ideal for movie nights or big game day parties. The fourth bedroom and full bath provide guests with privacy and ease. Two massive storage rooms and a large mudroom lead to the oversized 698 sq. ft. heated double garage, with even more storage or a spot for a workshop. Highlights include a Sonos home & audio system, Hunter Douglas electronic window coverings, Lutron integrative lighting, hydronic in-floor heating in the lower level and central air conditioning. Only 10 minutes from downtown, a 20-minute walk to shops and restaurants in Kensington, and steps from walking paths on the hillside. Experience luxury, comfort, and breathtaking surroundings—this is the quintessential urban lifestyle you’ve been waiting for!