



**1512 21A Street NW**  
**Calgary, Alberta**

**MLS # A2138236**



**\$2,250,000**

<b>Division:</b>	Hounsfield Heights/Briar Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,276 sq.ft.	<b>Age:</b>	2014 (10 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	5
<b>Garage:</b>	Double Garage Detached, Garage Door Opener, Garage Faces Rear, Heated		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Lawn, Interior Lot, Landscaped, Street Lig		

<b>Heating:</b>	In Floor, Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Flat Torch Membrane	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Up To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Manufactured Floor Joist, Stone, Stucco, Wood Frame, Wood Siding	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bar, Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Skylight(s), Soaking Tub, Storage, Walk-In Closet(s), Wet Bar

**Inclusions:** -

OPEN HOUSE SATURDAY, JUNE 15th, 2-4 pm. Nestled in a highly sought-after neighbourhood, this contemporary home exemplifies refined living with impeccable attention to detail. The remarkable curb appeal features lush trees, beautiful landscaping, concrete planters, and a private front courtyard. When you step inside, you are greeted by a grand, formal, tiled entrance leading to the elegant dining room and den, with bespoke doors and built-ins. The main floor bathroom, equipped with a custom shower, allows the den's potential conversion into a main floor bedroom. The great room is impressive, boasting a custom-designed chef's dream kitchen with a Thermador package, a stainless steel 4-foot refrigerator, two wall ovens, a 5-burner gas cooktop, and a hood fan. The custom-built kitchen table can be included. The family room features an extra-long gas fireplace and built-ins, with patio doors leading to a massive deck and a staircase descending to the fully landscaped yard, complete with an RV pad. The detached garage, with 13.5-foot ceilings and two car lifts, can accommodate four cars and is fully finished with paint and heating. An open riser staircase, illuminated by a 4'x4' skylight, leads to the upper floor, which houses three bedrooms, a laundry room with sink and storage, and a bonus room. The primary bedroom showcases designer wood accented walls, a custom walk-in closet with a 4'x4' skylight, and an elegant ensuite with a soaker tub, double sinks, and a steam shower. Each of the children's bedrooms includes a private 4-piece ensuite. The home is carpet-free, featuring only hardwood and custom tile work throughout. The fully developed lower level, with a walk-up to grade, is filled with natural light from numerous windows and includes a covered patio off the recreation area. This level also features two spacious bedrooms and a full bathroom with a second

steam shower. The intermingling of detailed and thoughtful design with modern living encompasses this impressive home moments from parks and playgrounds, popular neighbourhood eateries, the LRT, North Hill Centre, SAIT, Foothills Medical Centre and The Alberta Children's Hospital.