



1331 15 Street NW
Calgary, Alberta

MLS # A2144217



\$1,599,900

Division:	Hounsfield Heights/Briar Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,332 sq.ft.	Age:	1945 (79 yrs old)
Beds:	5	Baths:	3 full / 2 half
Garage:	Double Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Gentle Sloping, Landscaped, Many		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Hardwood, Marble	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Wood Frame, Wood Siding	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Breakfast Bar, Built-in Features, Crown Molding, Double Vanity, Granite Counters, Kitchen Island, Recessed Lighting, See Remarks, Walk-In Closet(s)		
Inclusions:	None		

Beautifully nestled in the heart of established Briar Hill, this executive century home has been tastefully renovated with modern conveniences while still maintaining the charm and allure of its time. The lovely marble foyer features whimsical stained glass and leads you to the comfortable and spacious principle rooms. The renovated kitchen features professional stainless steel appliances, oversized island and butler's pantry. Make your way to the bright sunken family room featuring a floor to ceiling stone encased fireplace and a fabulous library wall with sliding ladder. A formal living room with gas fireplace, formal dining room and powder bathroom complete the main floor. The upper floor features a large primary retreat, three additional bedrooms, family bathrooms including one ensuite and laundry room. The lower living level includes an additional family room, bedroom, bathroom with steam shower and wine cellar to house all your favourite vintages. Tasteful finishings throughout include crystal chandeliers, marble details, granite counter tops, and crystal door knobs. Additional features of the home include 2 new furnaces and hot water tank, double attached rear garage, additional outdoor parking and a beautiful private south-facing back yard with stone patio~ a location sure to be utilized all summer long. Enjoy the plethora of benefits of living just outside the downtown core with an easy commute and minutes to Princes' Island Park. The community itself boasts lush parks with walking paths and top area schools are within 10 minutes.