



1404 22A Street NW
Calgary, Alberta

MLS # A2146636



\$2,568,000

Division:	Hounsfield Heights/Briar Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,058 sq.ft.	Age:	2010 (14 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Private, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Rolled/Hot Mop	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Double Vanity, Granite Counters, High Ceilings, Open Floorplan, Skylight(s), Soaking Tub, Walk-In Closet(s)		

Inclusions: N/A

A timeless masterpiece, situated on a quiet premium tree lined street in Briar Hill. This home has been impeccably maintained, encompassing quality and detail throughout. With over 4,100 Sq ft of developed living space, this home integrates modern architecture with exceptional class and state of the art design. Concrete landscaping and structure coupled with stone and cedar accents give stunning curb appeal. A welcoming entrance and Main Floor boast spectacular natural light all day with east and west floor to ceiling windows and skylights throughout. Timeless design and open concept living, with a functional layout featuring: Gourmet kitchen with high gloss white touch-latch cabinets, solid quartz counters & waterfall island with built in eating nook, Wolf appliances (dual ovens, gas cooktop & microwave), Sub Zero fridge, private office, exquisite powder room, floating staircase with tempered glass surround, sunken dining room, large mudroom with rear door and sliding doors to an elevated patio with built-in Wolf BBQ and firepit. A treelined backyard provides privacy with 2 large seating areas and grass offsetting a heated oversized double garage. Attention to detail throughout this house with custom drapery and furniture on all levels, premium wallcoverings and design choices by Paul Lavoie and The Heather Company. The upper level is complete with 3 bed/3 bath and a den featuring a custom millwork executive desk and treelined views off the balcony. The 3rd bedroom has been transformed into an opulent Paul Lavoie designed dressing room/closet featuring an ensuite, makeup vanity, custom millwork and high-end lighting (could easily be converted back to its original state). The primary bedroom is complete with downtown views, large walk-in closet and a 5 pc bathroom with steam shower/water closet. The basement was fully

developed and designed by Paul Lavoie in 2020 with a large rec space/movie area, full wet bar with island, gym with floor to ceiling mirrors, 4th bedroom & full bathroom with steam shower. The basement also features a storage room and well-maintained utility room. Other notable features includes new high efficiency furnaces, A/C, new water heater & softener, wireless Lutron lighting, centralized A/V rack with wiring to all rooms & built-in speakers, custom millwork throughout, 9ft solid core doors. Briar Hill is a highly sought after, premium inner-city neighborhood close to downtown, parks schools, the Calgary Winter Club and all necessary amenities.