



1312 22 Street NW
Calgary, Alberta

MLS # A2151520



\$2,799,900

Division:	Hounsfield Heights/Briar Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,643 sq.ft.	Age:	2024 (0 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Garage Faces Rear, Tandem, Triple Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Interior Lot, Street Lighting, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s), Wet Bar		
Inclusions:	N/A		

Stunning brand new build in the community of Briar Hill by Craftcore Homes Ltd. This modern jewel offers true family estate living with no expense spared and is perfect for the growing family. The exterior architectural design seamlessly blends into the warm contemporary elements inside the home. White oak herringbone floors take you through a grand open floor plan hosting 20ft vaulted ceilings, exceptional detailing and millwork, smart home set up, and triple attached garage. The main floor features a private office with French doors & custom built-ins, formal dining room with large picture window and barn door access to an executive butlers pantry. There is a spacious living room highlighted by a linear gas fireplace, 20ft ceilings to above, and access to a private back patio and yard. You'll fall in love with the chef's kitchen outfitted with dual islands, beverage fridge, contrasting wood and black details, marble counters, pot filler & WOLFE gas cook top, and panelled fridge. The open staircase ascends to a bonus room with vaulted ceilings, fully equipped laundry room, two bedrooms, and a primary master retreat. The master showcases recessed ceilings and beams, a lovely walk-in-closet with drawers, and luxurious 6 piece ensuite with designer black soaker and steam shower. A fully developed basement will allow your family to sprawl out revealing two additional bedrooms, home gym, games room, wet bar and recreational space. This home can also be highlighted by its many upgrades that include AC, in-floor heat, fully equipped mud room, and upper floor laundry space. This executive family residence steps to Briar Hill elementary school, Foothills hospital, and is a short distance to the many cafes and boutique restaurants in Kensington.