



GRASSROOTS
REALTY GROUP

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1603 23 Street NW
Calgary, Alberta

MLS # A2176912



\$1,898,000

Division:	Hounsfield Heights/Briar Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,132 sq.ft.	Age:	2014 (11 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Additional Parking, Alley Access, Double Garage Detached, Drive Through, G		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Landscaped, Lawn, F		

Heating:	Boiler, High Efficiency, In Floor, Fireplace(s), Forced Air, Humidity Control, Zoned	Water:	-
Floors:	Carpet, Concrete, Hardwood, Tile	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Bidet, Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Soaking Tub, Storage, Sump Pump(s), Tankless Hot Water, Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Data		
Inclusions:	HRV, Garage door opener.Bbq gas line.		

Modern executive 4 bedroom walk out west facing home in stunning Briar Hill. New flooring< new Paint April 2025. Step inside to discover a harmonious blend of modern styling and warmth, enhanced by natural light from the west-facing windows. Brand new Wide plank flooring and marble tile detailing greet you at the grand entrance now flush between the living and dining room. A custom built-in wall unit and desk elevate the bright and spacious den. The great room boasts an open-concept family area with a cozy gas fireplace and a dining space featuring a soaring 10-foot ceiling, bathed in natural light. The chefs white kitchen, accented by dark feature cabinets, is a chef's delight, showcasing granite countertops, a 6-burner Wolf gas range, a built-in Wolf steam oven, and a built- in Wolf coffee maker. A custom wet bar with a curved feature wall adds sophistication, while the walk-through butler pantry leads to a separate mudroom entrance, perfect for busy families. Upstairs, you will find brand new flooring-three generously sized bedrooms and a stylish loft. (all previous carpet removed from bedrooms) The custom curved, open-tread carpeted staircase leading to and from New floors in the upper landing create a stunning focal point. Each bedroom features a full ensuite and lots of closet space ensuring comfort and privacy. The primary suite offers a private west-facing balcony, ideal for enjoying sunsets, a spacious walk-in closet, and a spa-like 7-piece ensuite with a soaker tub and body spray in the shower. The newly painted white -fully developed walkout basement is accessible via two separate stairwells and includes a laundry room with a sink, a fourth bedroom, a full bathroom, and a rec room with a wet bar. It also features a dedicated cigar room or wine cellar with ventilation and a separate door. Two sets of doors lead to the sunny west backyard,

making this home perfect for entertaining and relaxation. The double detached garage with alley access includes a drive-through garage door for easy access to the rear secured patio, providing ample space for vehicle storage. There's even room for RV storage beside the garage. This home is conveniently located near shopping, downtown, schools, parks, playgrounds, hospitals, sporting facilities, and the university, with easy access to the airport and mountains! Don't miss this home, book your showing today!