



**412 Greenbriar Common NW
Calgary, Alberta**

MLS # A2183305



\$599,000

Division:	Greenwood/Greenbriar		
Type:	Residential/Five Plus		
Style:	3 Storey		
Size:	1,664 sq.ft.	Age:	2021 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Few Trees, Low Maintenance Landscape, Landscaped, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 419
Basement:	None	LLD:	-
Exterior:	Brick, Composite Siding, Stucco	Zoning:	M-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Closet Organizers, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s)		
Inclusions:	none		

Welcome to the Calla Design Plan in Artis in Greenwich by Landmark Homes! This NY inspired executive townhome offers over 1,650+ Square Feet of open concept living space in Calgary's NW Community of Greenwich. This home features a 3 Bedroom + Den Design with 2.5 Baths, and provides a double car attached garage. This layout was completed with professional interior design curated color packages and contains multitude of builder upgrades! This home was carefully curated and features incredible finishes coupled with extraordinary natural lighting exposures. This home sits at a North Fronting exposure looking out onto established trees and pathway systems, with South Backing exposure for maximum afternoon light and views onto Canada Olympic Park!! This home was also built with a front entry exposed aggregate patio and two main floor balconies for great advantage and use of outdoor enjoyment!. The interior of this home provides luxury vinyl plank throughout the main and lower levels, quartz counter tops, 9ft ceilings throughout, stainless steel upgraded whirlpool appliances with chimney hoodfan and gas-stove, and High Efficiency building components of Triple-Pane Windows, Forced Air Furnace, and Heat Recovery Ventilator System. This Calla plan was upgraded with the Builder Show Home Package and offers additional upgrades of custom Fireplace with brick accenting with custom shelving, 8ft Passage Doors with Solid Interior finish, full tile backsplash and bathroom upgrade finishes, and window coverings throughout. This was Landmark Homes most customized and open-concept floor plan with great flexibility on design and options for a full dedicated living and dining room experience. The exterior on this home was designed with N.Y in mind and comes with James Hardie Panelling, Brick Accenting, and a Stucco Finish for a more

contemporary and lower maintenance Brownstone lifestyle. With ease of access to downtown Calgary (18 minutes), University of Calgary and Foothills Hospital (12 minutes), Banff/Canmore (under an hour), and within walking distance of the new Calgary Farmers Market come book your showing today to find out what makes Greenwich NW a great place to call home!