

## 2007 Briar Crescent NW Calgary, Alberta

MLS # A2213638



# \$3,850,000

<b>Division:</b>	Hounsfield Heights/Briar Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	4,045 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	5 full / 1 half
<b>Garage:</b>	Double Garage Attached, Front Drive, Garage Faces Front, Heated Driveway		
<b>Lot Size:</b>	0.24 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Front Yard, Fruit Trees/Shrub(s), Landscaped		

<b>Heating:</b>	High Efficiency, In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Built-in Features, Chandelier, Closet Organizers, Crown Molding, Double Vanity, High Ceilings, Kitchen Island, Pantry, See Remarks, Skylight(s), Storage, Walk-In Closet(s), Wet Bar		
<b>Inclusions:</b>	Call List Agent		

Experience luxury city living in this stunning home situated on the highly sought-after Briar Crescent NW. Boasting almost 6,000 square feet of luxury living, 4 oversized bedrooms and 6 bathrooms, 4 fireplaces, this breathtaking residence sits on an over 10,000 square foot lot, offering unparalleled panoramic city and mountain views, sitting a top of grasshopper hill. Expertly designed to blend contemporary craftsmanship with timeless design, the home features a wrap around porch, sandstone accents on the exterior, which seamlessly blend into the beautifully landscaped surroundings including sprinkler system. With an outdoor living space on every level, this home seamlessly blends outdoor-indoor living and provides incredible views from each floor. Inside, a mix of classic elements and reclaimed materials add character—ranging from fir hardwood floors brought from a warehouse in British Columbia to an array of stained-glass windows, custom beveled leaded glass, and carefully curated lighting fixtures and hardware. High amenities include a heated driveway and walkways, appliances, lighting systems, video surveillance, and a fully integrated roughed-in indoor/outdoor sound system. Every detail has been thoughtfully considered, from heated marble basket weave floors in the bathrooms to a luxurious His and Hers ensuites. Highlights include a grand library with soaring ceilings crafted from Honduran wood, wine cellar, a hidden room concealed behind a bookshelf, and a playhouse with stunning city views! Experience the luxury of living on Briar Crescent and book your showing today!