

1404 22A Street NW
Calgary, Alberta

MLS # A2187322



\$2,350,000

Division:	Hounsfield Heights/Briar Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,058 sq.ft.	Age:	2010 (15 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:	Flat Torch Membrane	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, High Ceilings, Jetted Tub, Open Floorplan, Quartz Counters, Skylight(s), Soaking Tub, Steam Room, Storage, Walk-In Closet(s), Wet Bar		
Inclusions:	N/A		

A timeless masterpiece, situated on a quiet 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 cabinets, solid quartz counters & waterfall island with built-in eating nook, Wolf appliances (dual ovens, gas cooktop & microwave), Sub Zero fridge, sunken dining room, private office, exquisite powder room, floating staircase with tempered glass surround, large mudroom with rear door and sliding doors to an elevated concrete patio. A tree lined backyard provides privacy with 2 seating areas, built-in Wolf BBQ and firepit, and grass offsetting a heated oversized double garage. Attention to detail throughout with design choices by Paul Lavoie and The Heather Company including custom drapery, millwork, wallcoverings and furniture on all levels. The upper level is complete with 3 bed/3 bath, laundry room, and a den featuring tree lined views off the balcony. The primary bedroom is complete with downtown views, a 5 pc bathroom with steam shower/water closet and a large walk-in closet. An adjacent bedroom has been transformed into a Paul Lavoie designed dressing room (could easily be converted back to its original state). The basement includes a large rec space/movie area, full wet bar with island, glass enclosed gym with floor to ceiling mirrors, 4th bedroom & full bathroom with steam shower,

storage room, and a utility room (upgraded high efficiency furnaces & water tank, A/V rack with built-in speakers throughout). Briar Hill is a highly sought after inner-city neighborhood located close to all necessary amenities, local green spaces, the University of Calgary, Foothills/Children's Hospitals and the Calgary Winter Club.