

\$1,795,000 - 1221 20 Street Nw, Calgary

MLS® #A2159085

\$1,795,000

5 Bedroom, 4.00 Bathroom, 3,039 sqft

Residential on 0.16 Acres

Hounsfield Heights/Briar Hill, Calgary, Alberta

A family estate home situated in the "golden triangle" of Briar Hill is sure to impress as it sits on a 54'x130' lot. Located on a quiet tree-lined street with a west facing rear yard, this 2-storey home offers an incredible layout and a sun-filled airy ambiance throughout. Stepping up the manicured front lawn with mature trees you're greeted by an inviting front porch & bold entranceway. A walnut front door welcomes you inside where elegance and sophistication are merged creating a natural warmth to the superior layout. Architectural columns lead into your front formal dining area with access to your grand open kitchen. Light maple cabinets adorned with crown moulding add to the intricateness of this home. A walk-in pantry, granite counters, prep sink, and stainless steel appliances will inspire your inner chef, while an eat-up centre island features a butcher block counter, trash compactor, and a unique food warmer built-in. An adjacent breakfast nook overlooks the rear yard while a welcoming living room is ideal for entertaining as you surround yourself around the vibrant mosaic tiled gas fireplace. Circling around you'll find a home office, separated from the main living areas for the utmost privacy along with a 2pc bath and spacious laundry room complete with storage and sink. Upstairs presents a brightly lit bonus room, full bath and three generous bedrooms with vaulted ceilings, including the primary. The tranquil primary retreat showcases a gas fireplace and private balcony overlooking the



front. Create a coffee bar and enjoy having a relaxing moment to yourself on the balcony before the workday starts. A custom walk-in closet and lavish 5pc ensuite with his/her sinks, built-in soaker tub and steam shower. The fully developed lower level is hi-lighted by a gorgeous boutique walnut finished temperature controlled wine cellar. An expansive rec room presents a wet bar, built-in media centre with storage and third gas fireplace while the adjacent games area can ideally double as a home gym with cork flooring. A full bath and two gracious bedrooms complete this level. The west exposed rear yard reveals a massive deck with a prime spot for a hot tub. Lush green space leads to a spacious sports court and the double detached garage. The quiet enclave of Briar Hill is a wonderful community featuring ready access to downtown, park space, an elementary school, shopping, and the LRT. This impeccable home will not last.

Built in 2002

Essential Information

MLS® #	A2159085
Price	\$1,795,000
Sold Price	\$1,770,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,039
Acres	0.16
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	1221 20 Street Nw
Subdivision	Hounsfield Heights/Briar Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 2K5

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Bookcases, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Skylight(s), Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Garden, Interior Lot, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 21st, 2024
Date Sold	September 23rd, 2024
Days on Market	33
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office RE/MAX House of Real Estate

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