



GRASSROOTS
REALTY GROUP

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1303 23 Street NW
Calgary, Alberta

MLS # A2210370



\$3,250,000

Division:	Hounsfield Heights/Briar Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,862 sq.ft.	Age:	2024 (1 yrs old)
Beds:	4	Baths:	4 full / 2 half
Garage:	Heated Garage, In Garage Electric Vehicle Charging Station(s), Insulated, Tri		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Environmental Reserve, Landscaped, Low Maintenance Landscap		

Heating:	High Efficiency, ENERGY STAR Qualified Equipment, Exhaust Fan, Forced Air, Natural Gas -	Water:	-
Floors:	Hardwood, See Remarks, Tile, Vinyl Plank	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Mixed	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, Dry Bar, French Door, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Recreation Facilities, See Remarks, Smart Home, Steam Room, Storage, Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound		
Inclusions:	N/A		

Discover elevated living in this stunning, newer-built two-story residence, perfectly positioned in the prestigious Briar Hill neighbourhood. Thoughtfully crafted to blend timeless elegance with everyday functionality, this 4-bedroom masterpiece is ideal for modern family life. From the moment you step inside, you are greeted by expansive floor-to-ceiling windows that bathe the interiors in natural light and perfectly frame the surrounding landscape. At the heart of the home lies the chef-inspired gourmet kitchen, featuring premium Sub-Zero appliances, a dramatic 14-foot waterfall island, an oversized walk-in pantry, and a welcoming dining area that flows effortlessly into the impressive great room. Sliding doors lead to a private balcony with sweeping, unobstructed views of the river valley and mountains—perfect for entertaining or quiet mornings. Every detail of this home is intentionally designed—from the abundance of natural light and dedicated home office, to the oversized mudroom with built-in lockers and its own laundry machines. Radiant in-floor heating in both the basement and the spacious three-car garage ensures year-round comfort. Upstairs, you’ll find three large bedroom suites, including a luxurious primary retreat complete with a large walk-in closet and spa-inspired ensuite featuring a freestanding soaker tub and steam shower with premium finishes. Two additional bedrooms each have walk-in closets and their own full bathrooms. A versatile bonus room provides the perfect space for cozy movie nights or binge-worthy streaming sessions. A second laundry room on this level adds even more convenience. The fully developed walkout lower level is designed for relaxation and entertainment. It includes a large media room with home theatre, wet bar, games area, fitness room, powder room and a fourth ensuite

bedroom. Step outside to a secluded covered patio and beautifully landscaped backyard with brand-new sod. This outdoor space is ready for year-round enjoyment, with provisions for patio heaters, a gas fireplace, and a concrete pad prepped with plumbing and electrical for a sauna or hot tub. Equipped with the latest in smart home technology, enjoy seamless control of lighting, motorized shades in the living room, audio, security, and door access—all at your fingertips. Located just minutes from top-rated schools, shopping, and downtown Calgary, this meticulously designed home offers an exceptional blend of luxury, comfort, and convenience. Don't miss your opportunity to own this Briar Hill gem. Schedule your private showing today.