



# 1403 20 Street Calgary Alberta

\$2,795,000

Luxury and elegance are prevalent in this stunning masterpiece built by Dream Ridge Homes in conjunction with Phase One Design Architecture and top design by Martine Ast Interiors. Ideally situated on a tree-lined street in the prestigious Briar Hill, this majestic bungalow surrounds itself around million dollar homes. Featuring over 4,500 sq ft of developed living space with a covered outdoor living space and a triple attached underground garage with heated floors. Sitting on an extra large 53'x130' lot with exquisite curb appeal, you will fall in love with every detail this home offers. Showcasing exceptional millwork, solid core doors, detailed panelling throughout, elevated ceilings, and white oak hardwood floors. The main floor presents a home office with a full wall of built-ins and an open layout throughout this level creating a space that's ideal for entertaining! The gourmet kitchen is a chef's dream with ample white oak cabinetry, natural stone countertops and backsplash, a high-end Miele and Subzero appliance package, large eat up island, and a walk-in butlers pantry. Large living room is bright and airy with panelled 17' soaring ceilings and is anchored by a gas fireplace. Extend your area of entertainment outside where you can enjoy the covered living space complete with fireplace, sound system and outdoor heaters. Separated from the main space you'll find two generously sized bedrooms. The grand primary bedroom retreat features a massive walk-in closet with custom shelving and a convenient washer and dryer, and a luxurious 5pc ensuite with deep soaker tub and steam shower. The lower level is highlighted by wool carpets and professional grade flooring throughout. it boasts a large rec room, home gym, and two additional bedrooms to ensure there's plenty of space for your family to spread out. Relax and enjoy the beautiful west exposed backyard and the l...

Exercise room 14.83 Ft x 12.25 Ft

Recreational, Games room 21.08 Ft x 19.67 Ft

Storage 11.58 Ft x 8.75 Ft

Bedroom 11.92 Ft x 10.92 Ft

Bedroom 12.33 Ft x 12.25 Ft

4pc Bathroom .00 Ft

Living room 22.92 Ft x 17.50 Ft

Office 14.92 Ft x 9.83 Ft

Pantry 7.83 Ft x 5.83 Ft

Laundry room 8.92 Ft x 7.67 Ft

Primary Bedroom 13.67 Ft x 13.67 Ft

Bedroom 12.58 Ft x 11.42 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:  
RE/MAX REAL ESTATE (CENTRAL)

<http://www.joelsemmens.com/>



See

**Mirror**

100, 707-10 AVE. SW , Calgary, AB,  
T2R 0B3

Phone: 403-969-0267  
arobinson@cirrealty.ca

Other 14.83 Ft x 6.42 Ft

Kitchen 18.92 Ft x 15.17 Ft

Dining room 15.17 Ft x 14.50 Ft

3pc Bathroom Measurements not available

2pc Bathroom .00 Ft

6pc Bathroom Measurements not available