



## 412 Greenbriar Common Calgary Alberta

\$599,000

Welcome to the Calla Design Plan in Artis in Greenwich by Landmark Homes! This NY inspired executive townhome offers over 1,650+ Square Feet of open concept living space in Calgary's NW Community of Greenwich. This home features a 3 Bedroom + Den Design with 2.5 Baths, and provides a double car attached garage. This layout was completed with professional interior design curated color packages and contains multitude of builder upgrades! This home was carefully curated and features incredible finishes coupled with extraordinary natural lighting exposures. This home sits at a North Fronting exposure looking out onto established trees and pathway systems, with South Backing exposure for maximum afternoon light and views onto Canada Olympic Park!! This home was also built with a front entry exposed aggregate patio and two main floor balconies for great advantage and use of outdoor enjoyment!. The interior of this home provides luxury vinyl plank throughout the main and lower levels, quartz counter tops, 9ft ceilings throughout, stainless steel upgraded whirlpool appliances with chimney hoodfan and gas-stove, and High Efficiency building components of Triple-Pane Windows, Forced Air Furnace, and Heat Recovery Ventilator System. This Calla plan was upgraded with the Builder Show Home Package and offers additional upgrades of custom Fireplace with brick accenting with custom shelving, 8ft Passage Doors with Solid Interior finish, full tile backsplash and bathroom upgrade finishes, and window coverings throughout. This was Landmark Homes most customized and open-concept floor plan with great flexibility on design and options for a full dedicated living and dining room experience. The exterior on this home was designed with N.Y in mind and comes with James Hardie Panelling, Brick Accenting, and a Stucco Finish for a more contemporary and lower maintenance Brownstone life...

Den 17.33 M x 15.67 M

Dining room 17.33 M x 11.83 M

Living room 13.25 M x 10.50 M

Kitchen 13.83 M x 12.08 M

Laundry room 5.33 M x 4.08 M

2pc Bathroom 5.00 M x 4.75 M

Bedroom 9.33 M x 14.08 M

Bedroom 7.67 M x 16.08 M

Hall 11.58 M x 12.33 M

Other 3.50 M x 7.08 M

3pc Bathroom 5.42 M x 8.58 M

3pc Bathroom 8.17 M x 5.08 M

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

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

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

