



# 1404 22A Street Calgary Alberta

\$2,495,000

A timeless masterpiece, situated on a quiet premium 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 touch-latch cabinets, solid quartz counters & waterfall island with built in eating nook, Wolf appliances (dual ovens, gas cooktop & microwave), Sub Zero fridge, private office, exquisite powder room, floating staircase with tempered glass surround, sunken dining room, large mudroom with rear door and sliding doors to an elevated patio with built-in Wolf BBQ and firepit. A treelined backyard provides privacy with 2 large seating areas and grass offsetting a heated oversized double garage. Attention to detail throughout this house with custom drapery and furniture on all levels, premium wallcoverings and design choices by Paul Lavoie and The Heather Company. The upper level is complete with 3 bed/3 bath and a den featuring a custom millwork executive desk and treelined views off the balcony. The 3rd bedroom has been transformed into an opulent Paul Lavoie designed dressing room/closet featuring an ensuite, makeup vanity, custom millwork and high-end lighting (could easily be converted back to its original state). The primary bedroom is compete with downtown views, large walk-in closet and a 5 pc bathroom with steam shower/water closet. The basement was fully developed and designed by Paul Lavoie...

Family room 19.75 Ft x 17.08 Ft

Recreational, Games room 18.08 Ft x 12.92 Ft

Bedroom 14.25 Ft x 10.33 Ft

Exercise room 15.83 Ft x 13.25 Ft

3pc Bathroom 10.58 Ft x 6.00 Ft

Living room 18.33 Ft x 13.25 Ft

Office 11.42 Ft x 10.83 Ft

2pc Bathroom 5.75 Ft x 5.08 Ft

Primary Bedroom 18.00 Ft x 14.33 Ft

5pc Bathroom 12.08 Ft x 9.67 Ft

Bedroom 11.42 Ft x 7.00 Ft

5pc Bathroom 11.42 Ft x 10.83 Ft

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Listing Presented By:



Originally Listed by:  
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**RE/MAX**  
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Dining room 12.83 Ft x 12.67 Ft

Other 22.00 Ft x 17.42 Ft

3pc Bathroom 7.75 Ft x 4.92 Ft

Bedroom 12.92 Ft x 12.33 Ft