



# 1331 15 Street Calgary Alberta

\$1,599,900

Beautifully nestled in the heart of established Briar Hill, this executive century home has been tastefully renovated with modern conveniences while still maintaining the charm and allure of its time. The lovely marble foyer features whimsical stained glass and leads you to the comfortable and spacious principle rooms. The renovated kitchen features professional stainless steel appliances, oversized island and butler's pantry. Make your way to the bright sunken family room featuring a floor to ceiling stone encased fireplace and a fabulous library wall with sliding ladder. A formal living room with gas fireplace, formal dining room and powder bathroom complete the main floor. The upper floor features a large primary retreat, three additional bedrooms, family bathrooms including one ensuite and laundry room. The lower living level includes an additional family room, bedroom, bathroom with steam shower and wine cellar to house all your favourite vintages. Tasteful finishings throughout include crystal chandeliers, marble details, granite counter tops, and crystal door knobs. Additional features of the home include 2 new furnaces and hot water tank, double attached rear garage, additional outdoor parking and a beautiful private south-facing back yard with stone patio~ a location sure to be utilized all summer long. Enjoy the plethora of benefits of living just outside the downtown core with an easy commute and minutes to Princes' Island Park. The community itself boasts lush parks with walking paths and top area schools are within 10 minutes. (id:6769)

- Recreational, Games room 20.42 Ft x 11.83 Ft
- Bedroom 13.25 Ft x 8.25 Ft
- 3pc Bathroom 15.00 Ft x 6.08 Ft
- Kitchen 19.25 Ft x 13.83 Ft
- Dining room 21.67 Ft x 10.00 Ft
- Living room 22.00 Ft x 15.00 Ft
- Family room 23.75 Ft x 17.17 Ft
- Foyer 11.92 Ft x 9.17 Ft
- Other 5.33 Ft x 5.00 Ft
- 2pc Bathroom 5.08 Ft x 5.00 Ft
- Laundry room 9.42 Ft x 8.25 Ft
- Primary Bedroom 17.17 Ft x 16.17 Ft
- Bedroom 13.92 Ft x 10.67 Ft
- Bedroom 23.50 Ft x 12.17 Ft
- Bedroom 12.00 Ft x 9.00 Ft
- 4pc Bathroom 8.25 Ft x 7.25 Ft
- 6pc Bathroom 11.33 Ft x 8.33 Ft
- 2pc Bathroom 5.33 Ft x 2.92 Ft

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

Listing Presented By:



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REALTY

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