



1416 20 Street Calgary Alberta

\$1,099,900

Nestled on a serene, tree-lined street in Briar Hill, this home offers over 2500 square feet of developed space (with 1400+ on the main floor). Step inside to discover a refined layout, starting with a formal living room and a spacious great room showcasing a Euro-style kitchen complete with granite countertops, a 5-burner gas stove, stainless steel appliances, a pantry, and ample seating at the countertop. Wrap-around windows in the dining area flood the space with natural light; patio doors lead to a deck and a sprawling backyard featuring an oversized double garage. The primary bedroom delivers contemporary elegance with twin barn doors opening to the walk-in closet. The 6-piece ensuite provides dual sinks, a custom shower, and a luxurious soaker tub. Downstairs, the fully developed basement hosts a versatile family room, a bedroom, a bathroom, a den, a laundry room with a sink, and an additional rec room. Notable upgrades include updated triple-paned windows and shingles on the house and garage. Living in this well-established neighbourhood offers a plethora of conveniences, including proximity to premier medical centres, esteemed educational institutions such as SAIT and U of C, McMahon Stadium, the Jubilee Auditorium, public transit, parks, and an array of shopping and dining options. Welcome to a home where comfort, style, and convenience converge seamlessly. (id:6769)

Family room 23.33 Ft x 10.42 Ft
Recreational, Games room 28.58 Ft x 14.33 Ft
Bedroom 11.92 Ft x 9.50 Ft
Den 10.92 Ft x 8.50 Ft
4pc Bathroom 7.92 Ft x 4.92 Ft
Laundry room 8.00 Ft x 8.00 Ft
Furnace 12.58 Ft x 9.92 Ft
Storage 7.58 Ft x 3.75 Ft
Foyer 12.00 Ft x 3.50 Ft

Living room 19.00 Ft x 11.58 Ft
Kitchen 17.00 Ft x 12.00 Ft
Dining room 15.00 Ft x 8.17 Ft
4pc Bathroom 7.50 Ft x 4.92 Ft
Primary Bedroom 14.17 Ft x 11.17 Ft
6pc Bathroom 12.08 Ft x 7.58 Ft
Other 13.33 Ft x 4.08 Ft
Bedroom 13.08 Ft x 11.17 Ft
Other 5.92 Ft x 3.17 Ft

Listing Presented By:



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



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