



## 1516 23 Street Calgary Alberta

\$2,448,900

Nestled in the sought-after community of Briar Hill, this BRAND NEW luxurious custom-built residence by General Homes showcases exceptional craftsmanship and timeless elegance. Every detail of this home has been thoughtfully designed, blending sophistication with modern functionality. With over 4,100 sq ft of meticulously crafted living space on a FULL LOT (53ft x 119ft), this home offers the finest in high-end design and comfort. The exterior boasts a sleek combination of real brick, Hardie board siding, and a durable metal roof, blending style and durability for a modern yet inviting aesthetic. The gourmet kitchen is a chef's dream, featuring custom-built white oak stained cabinetry, Wolf and Sub Zero appliances, and a spacious island, perfect for both casual dining and entertaining. TRIPLE-PANE windows throughout ensure energy efficiency while flooding the home with natural light. The open-concept main floor boasts high ceilings, rich hardwood floors, and a seamless flow between the living and dining areas, anchored by a stunning linear gas fireplace. A versatile MAIN FLOOR BEDROOM can easily serve as a home office, complemented by a full bathroom, offering convenience and flexibility for guests or work-from-home needs. Upstairs, the grand primary suite is a true retreat with vaulted ceilings and a luxurious ensuite featuring a steam shower, complete with a roomy walk-in closet. Additional bedrooms are generously sized, each with walk-in closets and private ensuite bathrooms, ensuring comfort for family and guests. The fully developed lower level, with in-floor heating, provides a spacious recreation room, home gym, and an additional bedroom, offering flexibility for a growing family or entertaining. Exceptional millwork throughout the home including paneled feature walls and solid core doors with emtek hardware. TRIPLE car garage that is insulated, drywalled, a...

Bedroom 13.75 Ft x 12.17 Ft

Exercise room 15.08 Ft x 11.92 Ft

Family room 20.33 Ft x 15.08 Ft

4pc Bathroom .00 Ft x .00 Ft

Living room 17.75 Ft x 16.08 Ft

Dining room 14.50 Ft x 12.33 Ft

Primary Bedroom 13.92 Ft x 13.92 Ft

Other 11.08 Ft x 8.08 Ft

5pc Bathroom 12.42 Ft x 9.00 Ft

Bedroom 12.33 Ft x 10.92 Ft

Bedroom 12.25 Ft x 10.92 Ft

4pc Bathroom Measurements not available

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

Listing Presented By:



Originally Listed by:  
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Kitchen

17.17 Ft x 10.25 Ft

3pc Bathroom

Measurements not available

Bedroom

12.50 Ft x 8.92 Ft

4pc Bathroom

Measurements not available

Loft

9.42 Ft x 9.42 Ft