



# 1603 23 Street Calgary Alberta

\$1,998,000

Modern and elegant just under 4900 sq feet including walkout basement home in Hounsfield Heights/Briar Hill. Seeking new owners! Current owners are now empty nesters, ready to pass on this cherished space. Step inside to discover a harmonious blend of modern styling and warmth, enhanced by natural light from the west-facing windows. Wide plank oak hardwood floors and marble tile detailing greet you at the grand entrance. A custom built-in wall unit and desk elevate the bright and spacious den. The great room boasts an open-concept family area with a cozy gas fireplace and a dining space featuring a soaring 10-foot ceiling, bathed in natural light. The chef's white kitchen, accented by dark feature cabinets, is a chef's delight, showcasing granite countertops, a 6-burner Wolf gas range, a built-in Wolf steam oven, and a built-in Wolf coffee maker. A custom wet bar with a curved feature wall adds sophistication, while the walk-through butler pantry leads to a separate mudroom entrance, perfect for busy families. Upstairs, you will find three generously sized bedrooms and a stylish loft. The custom curved, open-tread staircase and hardwood floors in the upper landing create a stunning focal point. Each bedroom features a full ensuite and lots of closet space ensuring comfort and privacy. The primary suite offers a private west-facing balcony, ideal for enjoying sunsets, a spacious walk-in closet, and a spa-like 7-piece ensuite with a soaker tub and body spray in the shower. The fully developed walkout basement is accessible via two separate stairwells and includes a laundry room with a sink, a fourth bedroom, a full bathroom, and a rec room with a wet bar. It also features a dedicated cigar room or wine cellar with ventilation and a separate door. Two sets of doors lead to the sunny west backyard, making this home perfect for entertaining and relaxation. The double detache...

Other 24.00 Ft x 24.00 Ft  
 Family room 24.50 Ft x 18.75 Ft  
 Recreational, Games room 13.75 Ft x 12.67 Ft  
 Laundry room 8.75 Ft x 6.42 Ft  
 Wine Cellar 18.00 Ft x 8.00 Ft  
 Bedroom 15.00 Ft x 14.33 Ft

Living room 20.00 Ft x 16.00 Ft  
 Foyer 24.25 Ft x 7.83 Ft  
 Office 16.42 Ft x 10.50 Ft  
 Other 11.92 Ft x 5.75 Ft  
 Other 20.00 Ft x 16.00 Ft  
 Other 7.75 Ft x 7.50 Ft

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Listing Presented By:



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4pc Bathroom 9.58 Ft x 4.92 Ft

Other 8.00 Ft x 6.33 Ft

Kitchen 19.00 Ft x 15.00 Ft

Dining room 13.00 Ft x 10.00 Ft

Other 8.17 Ft x 7.75 Ft

2pc Bathroom 8.75 Ft x 4.92 Ft

Other 12.00 Ft x 16.92 Ft