



1720 12 Avenue Calgary Alberta

\$2,299,000

Located on a picturesque 75' x 120' lot in the heart of Briar Hill, this unique home offers exceptional functionality and flexibility for modern living--on a street filled with similar high-end homes. With over 4,000 sqft of renovated, developed living space, this home offers 5 beds + den, 3 full baths, 2 half baths, and an oversized triple-attached tandem garage with room for 3 vehicles (4 shown with current lift), plus additional parking in the front and rear. The updated main floor welcomes you with a spacious tiled foyer and a bright front living room with large windows overlooking the 760 sqft South-facing front patio. The adjoining dining area includes built-in storage and comfortably fits a full-sized dining set. The showstopper kitchen, professionally designed and renovated by Marvel Kitchens in 2020, boasts a massive quartz island with seating for six, high-end stainless steel appliances, a designated coffee bar, and tons of cabinetry and counter space. A vaulted family room addition with soaring 17-ft ceilings, oversized windows, and a gas fireplace connects to both the front patio and the fully landscaped backyard, offering seamless indoor-outdoor living. Upstairs, the upper split level hosts 2 spacious bedrooms with large closets and backyard views, along with a renovated 5pc bathroom featuring dual vanities, a stand-up shower with glass enclosure, a corner soaker tub, private water closet, and a heated towel rack. The third level is dedicated to the private primary suite, featuring vaulted 12-ft ceilings, a large walk-in closet with built-ins, and a sunroom with access to a private balcony and sweeping city views. The luxurious 5pc ensuite offers a dual quartz vanity, freestanding soaker tub, fully tiled walk-in shower, heated towel rack, a private water closet, and heated flooring extended into the shower. The lower level offers additional living spac...

Bedroom 13.50 Ft x 12.25 Ft

Bedroom 12.25 Ft x 12.08 Ft

5pc Bathroom 12.92 Ft x 12.25 Ft

Primary Bedroom 15.50 Ft x 14.67 Ft

Sunroom 13.92 Ft x 7.25 Ft

5pc Bathroom 11.83 Ft x 9.25 Ft

Bedroom 17.17 Ft x 11.58 Ft

Den 18.42 Ft x 10.08 Ft

Wine Cellar 9.17 Ft x 4.92 Ft

Bedroom 11.33 Ft x 9.92 Ft

Recreational, Games room 20.92 Ft x 11.42 Ft

Laundry room 11.42 Ft x 7.50 Ft

3pc Bathroom 7.75 Ft x 4.08 Ft

Living room 15.50 Ft x 14.33 Ft

Kitchen 19.08 Ft x 14.33 Ft

Dining room 11.75 Ft x 10.17 Ft

Family room 17.08 Ft x 15.83 Ft

2pc Bathroom 7.00 Ft x 5.92 Ft

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