



## 81 Greenbriar Place Calgary Alberta

\$569,900

This stunning 1 year-old New York-style brownstone, situated in the vibrant NW community of Greenwich, combines sophisticated design with unparalleled convenience. With 1,275 sq. ft. of thoughtfully planned living space across three levels, this 2 primary bedrooms, 2.5-bathroom home offers both style and functionality. The entry-level features a welcoming foyer with direct access to a tandem double attached garage, providing ample space for two vehicles and additional storage. Elegant contemporary finishes throughout the home include soaring 9-ft ceilings, rich hardwood flooring, recessed lighting, and a timeless neutral color palette that complements any interior style. The main floor serves as the centerpiece of the home, designed for comfort and entertaining. Sunlight streams through large west-facing windows, illuminating the sleek kitchen equipped with quartz countertops, stainless steel appliances, a large center island, a pantry, and abundant cabinetry. Adjacent to the kitchen, the dining area easily accommodates a full-sized table and leads to a deck, perfect for outdoor dining or simply enjoying the fresh air. The upper level is dedicated to rest and relaxation, featuring two spacious bedrooms and two full bathrooms. The primary suite provides a serene retreat with its 3-piece ensuite and a walk-in closet. The second bedroom is equally spacious and versatile. Conveniently located laundry facilities on this level enhance daily living with added ease. Greenwich is a growing community that offers an exceptional lifestyle with its array of amenities, including the Calgary Farmers' Market, WinSport, Starbucks, and 24/7 convenience stores. Outdoor enthusiasts will appreciate the nearby parks, walking trails, and recreational hubs like Bowness Park, Shouldice Park, and Valley Ridge Golf Club. The Trans-Canada Highway is easily accessible, making weekend escapes to ...

Primary Bedroom 11.00 Ft x 12.42 Ft

Bedroom 10.00 Ft x 12.50 Ft

Laundry room 3.25 Ft x 3.75 Ft

3pc Bathroom 5.50 Ft x 8.33 Ft

4pc Bathroom 5.42 Ft x 9.00 Ft

Dining room 9.67 Ft x 10.75 Ft

Other 7.58 Ft x 13.83 Ft

Living room 10.67 Ft x 14.83 Ft

2pc Bathroom 4.58 Ft x 5.00 Ft

Listing Presented By:



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