



# 114 Greenbriar Common Calgary Alberta

\$623,000

Welcome to the Amara II Corner Lot Design by Artis in Greenwich and Landmark Homes! \*Last New Home Available Within Development\*. This NY inspired townhome offers over 1,400+ Square Feet of open concept living space in Calgary's NW Community of Greenwich. This 4 Bedrooms, 3.5 Baths plan provides a double car attached garage, curated interior designer based color scheme, and a multitude of builder upgrade features! This home contains luxury vinyl plank throughout the main and lower levels, quartz counter tops, 9ft ceilings throughout, stainless steel appliances (gas-stove), and High Efficiency building components containing high-velocity heating systems, triple pane windows, tankless Navien hot water, and heat recovery ventilators. This home offers West Fronting natural light into the living room, lower level home office/den, and primary bedroom, with East backing views for morning light into the dining room, secondary bedrooms, and full views onto the Central Park courtyard developed within the project. This home is located on the West Corner of the development and offers ease of access to visitor parking, walking trails, and park and playground spaces. The full exterior is designed with NY in mind and comes with red brick finish, Hardie board panelling, and stucco accenting for a more contemporary and lower maintenance build opportunity. With ease of access to downtown Calgary (18 minutes), University of Calgary and Foothills Hospital (12 minutes), Banff and Canmore (under an hour), and within walking distance of the new Calgary Farmers Market come find out what makes Greenwich NW Calgary a great place to call home! The Amara II plan is currently finalizing construction and can accommodate a late November to December 2023 completion & closing! (id:6769)

Other 13.42 Ft x 7.25 Ft  
 Furnace 6.33 Ft x 3.67 Ft  
 Bedroom 9.42 Ft x 6.58 Ft  
 3pc Bathroom 6.33 Ft x 5.83 Ft  
 Kitchen 12.75 Ft x 14.83 Ft  
 Living room 17.08 Ft x 12.83 Ft  
 Dining room 11.75 Ft x 10.75 Ft

2pc Bathroom 5.00 Ft x 4.83 Ft  
 Primary Bedroom 18.42 Ft x 11.33 Ft  
 4pc Bathroom 9.00 Ft x 4.92 Ft  
 Other 7.08 Ft x 4.00 Ft  
 Bedroom 12.50 Ft x 9.08 Ft  
 4pc Bathroom 10.50 Ft x 7.58 Ft  
 Bedroom 8.75 Ft x 4.92 Ft

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

Listing Presented By:



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Laundry room 5.08 Ft x 4.67 Ft