

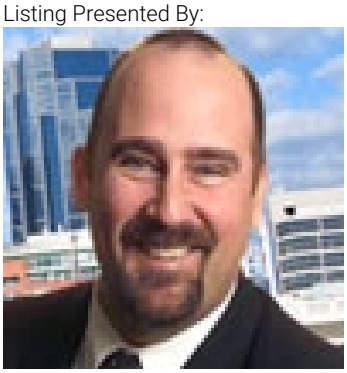
1204 20A Street Calgary Alberta

$2,895,000

Welcome to an exceptional family home in one of the most desirable pockets of Briar Hill! Ideally located just steps to the elementary school and beautiful environmental reserve, this is a rare opportunity to enjoy the very best of this sought-after community. Surrounded by gorgeous perennial gardens and mature trees, this beautifully crafted home was built by renowned boutique builder McKinley Master, with quality and attention to detail evident throughout the 5,860 sq ft of developed living space. Stunning site finished Brazilian cherry hardwood floors extend across the main and upper levels. The inviting centre hall plan offers an ideal balance of formal entertaining and comfortable family living. The main floor features a front office, 2pc powder room, elegant dining room with coffered ceiling and a convenient butler's pantry with wine fridge and ample storage. The beautifully appointed kitchen features rich American cherry island cabinetry, contrasting cream cabinets, granite countertops and premium appliances including Sub-Zero, Dacor, Wolf and Miele. The adjoining breakfast nook opens to the covered rear deck. A spacious family room with custom built-ins and a two-way fireplace shared with the living room creates a warm and welcoming gathering space. Upstairs, a generous landing leads to a fabulous vaulted bonus room with peekaboo downtown and mountain views. This versatile space is ideal for a playroom or family retreat, with the potential to convert to an additional bedroom. The expansive primary retreat features crown moulding, gas fireplace, Juliet balcony overlooking the rear yard and downtown skyline, luxurious 5pc ensuite with in-floor heating, and custom walk-in closet with built-in dresser. Two additional bedrooms, each with their own ensuite, and a spacious laundry room with sink and folding counter complete this level. The fully developed basement...

Media 23.33 Ft x 17.25 Ft
Other 8.75 Ft x 8.00 Ft
Recreational, Games room 23.33 Ft x 15.92 Ft
Laundry room 13.08 Ft x 7.42 Ft
Bedroom 13.33 Ft x 11.83 Ft
Bedroom 15.42 Ft x 11.00 Ft
Pantry 8.67 Ft x 6.42 Ft
Living room 15.83 Ft x 10.92 Ft
Family room 20.00 Ft x 16.33 Ft
Office 14.25 Ft x 12.25 Ft
2pc Bathroom Measurements not available
Bonus Room 17.33 Ft x 11.00 Ft

Listing Presented By:



Originally Listed by:
RE/MAX House of Real Estate

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RE/MAX Realty Professionals

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4pc Bathroom Measurements not available

Kitchen 16.42 Ft x 15.08 Ft

Dining room 16.42 Ft x 12.75 Ft

Breakfast 10.00 Ft x 8.00 Ft

Laundry room 10.17 Ft x 5.92 Ft

Primary Bedroom 20.25 Ft x 16.58 Ft

Bedroom 17.08 Ft x 12.92 Ft