



1248 16A Street Calgary Alberta

\$2,500,000

An extraordinary hillside sanctuary awaits in the exclusive inner-city community of Briar Hill. Ideally located on a peaceful street, this fabulous home offers over 4,600 square feet of contemporary living space and sweeping views of the city skyline and the Rocky Mountains. Sunlight streams through floor-to-ceiling windows, filling the open main floor all day with natural light. A heated porcelain-tiled foyer, 10 ft. ceilings, and wide-plank white oak floors throughout provide warmth and sophistication. Relax by the modern gas fireplace on quiet winter evenings with a book or connect with friends and family on the front deck. The chef's dream kitchen features a large quartz-topped island with cabinetry on both sides, ideal for meal prep and casual dining. Premium Italian-designed Fulgor Milano appliances—including a professional 6-burner gas stove, an integrated warming drawer, and a combi speed oven—make entertaining seamless. The butler's pantry adds functionality with an additional counter space, storage, and a wine/beverage fridge for extra convenience. Host memorable dinners in the expansive dining room, with sliding doors to a private back patio and backyard, which is perfect for BBQ's and al fresco dining in warmer months. The private office, accessible from the kitchen and backyard, is filled with morning light and offers a tranquil, creative workspace. Upstairs, the serene primary suite impresses with a 10-foot tray ceiling and a second balcony with west-facing mountain views. A cozy seating area is perfect for morning coffee, watching the city wake, and enjoying the incredible, vibrant Calgary sunsets. The luxurious ensuite has a massive double steam shower with a bench, heated floors, oversized soaker tub, dual vanities, and a large walk-in closet. Begin and end your day with relaxation and rejuvenation in the wellness room, featuring an authentic Fi...

Bonus Room 14.42 Ft x 13.50 Ft

Laundry room 7.33 Ft x 7.17 Ft

Other 13.50 Ft x 6.33 Ft

Primary Bedroom 18.25 Ft x 15.08 Ft

Bedroom 12.17 Ft x 11.92 Ft

Bedroom 12.75 Ft x 12.17 Ft

Other 115.92 Ft x 2.17 Ft

Furnace 12.83 Ft x 7.50 Ft

Storage 8.83 Ft x 5.50 Ft

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Other 10.92 Ft x 9.25 Ft

Bedroom 12.75 Ft x 12.08 Ft

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Listing Presented By:



Originally Listed by:
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RE/MAX Realty Professionals

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5pc Bathroom	12.17 Ft x 5.42 Ft	3pc Bathroom	8.83 Ft x 5.42 Ft
6pc Bathroom	14.50 Ft x 14.33 Ft	Kitchen	21.50 Ft x 11.33 Ft
Family room	15.33 Ft x 14.42 Ft	Dining room	18.25 Ft x 15.33 Ft
Recreational, Games room	24.92 Ft x 15.33 Ft		