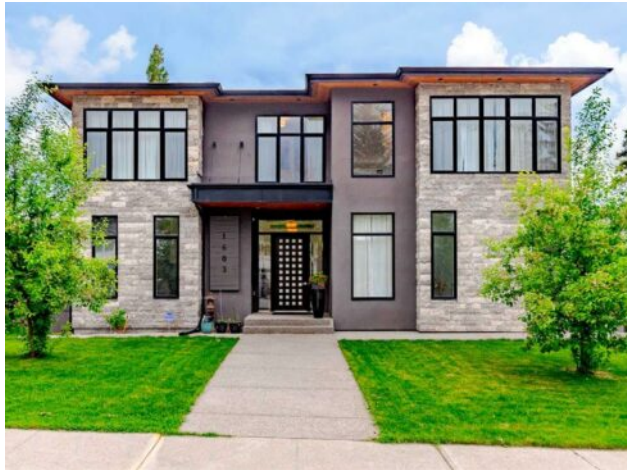


1603 23 Street NW
Calgary, Alberta

MLS # A2163705



\$2,163,999

Division:	Hounsfield Heights/Briar Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,149 sq.ft.	Age:	2014 (10 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Alley Access, Double Garage Attached, Garage Door Opener		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Front Yard, Landscap		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Silent Floor Joists, Stone, Stucco, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bookcases, Built-in Features, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Steam Room, Storage, Walk-In Closet(s), Wet Bar		
Inclusions:	N/A		

Welcome to this modern masterpiece, a fully finished walkout with 4 bedrooms, each featuring en-suites, and over 4,800 square feet of developed living space. Situated on a premium 53'x111' lot with a West-facing backyard, this home boasts an unobstructed view of the mountains and backs onto serene green space, ensuring privacy and picturesque landscapes with no neighbors behind. The interior showcases wide plank oak hardwood and marble floors throughout. A custom built-in wall unit and desk enhance the bright and spacious den. The great room combines an open concept family room, complete with a gas fireplace and soaring 10' ceilings, with a dining area featuring 20" ceilings open to above and large windows that bathe the space in natural light. The Euro-style kitchen is a culinary dream, outfitted with white cabinets, dark accent cabinetry, granite countertops, and top-of-the-line Wolf appliances, including a 6-burner gas stove, cappuccino maker, and steam oven. A custom wet bar with a curved feature wall adds a touch of elegance. The walk-through butler's pantry leads to a mudroom with a separate entrance, perfect for family use. Head upstairs via the elegant spiral staircase to 3 bedrooms, each with full en-suites and walk-in closets. The primary suite features a private balcony, an expansive walk-in closet, and a spa-like 7-piece ensuite with a soaker tub and body spray in the shower. The custom curved, open-tread staircase and hardwood floors add stunning detail to the upper landing. The fully developed walkout basement, with in-floor heating, includes a fourth bedroom, a full bathroom, a rec room, a wet bar, a ventilated cigar room, and a wine room. The basement opens to the sunny west-facing backyard through two sets of doors. The oversized double garage is complete with upgraded electric and is ready for your imagination to add a

capsule house or backyard suite on top of the garage (A secondary suite would be subject to approval and permitting by the city/municipality) Conveniently located with access to all levels of schools, parks, shopping, dining, and public transit, this home blends sophisticated elements with a visually appealing open design, making a lasting impression and offering warmth and luxury for any family. Checkout the 360 Tour with Floor Plans or book a showing today!