

**1516 23 Street NW**  
**Calgary, Alberta**

**MLS # A2187400**



**\$2,399,800**

<b>Division:</b>	Hounsfield Heights/Briar Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,944 sq.ft.	<b>Age:</b>	2024 (1 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	5
<b>Garage:</b>	220 Volt Wiring, Insulated, Oversized, Triple Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped		

<b>Heating:</b>	High Efficiency, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt, Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** Basement wet bar dishwasher

Nestled in the sought-after community of Briar Hill, this BRAND NEW luxurious custom-built residence by General Homes showcases exceptional craftsmanship and timeless elegance. Every detail of this home has been thoughtfully designed, blending sophistication with modern functionality. With over 4,100 sq ft of meticulously crafted living space on a FULL LOT (53ft x 119ft), this home offers the finest in high-end design and comfort. The exterior boasts a sleek combination of real brick, Hardie board siding, and a durable metal roof, blending style and durability for a modern yet inviting aesthetic. The gourmet kitchen is a chef's dream, featuring custom-built white oak stained cabinetry, Wolf and Sub Zero appliances, and a spacious island, perfect for both casual dining and entertaining. TRIPLE-PANE windows throughout ensure energy efficiency while flooding the home with natural light. The open-concept main floor boasts high ceilings, rich hardwood floors, and a seamless flow between the living and dining areas, anchored by a stunning linear gas fireplace. A versatile MAIN FLOOR BEDROOM can easily serve as a home office, complemented by a full bathroom, offering convenience and flexibility for guests or work-from-home needs. Upstairs, the grand primary suite is a true retreat with vaulted ceilings and a luxurious ensuite featuring a steam shower, complete with a roomy walk-in closet. Additional bedrooms are generously sized, each with walk-in closets and private ensuite bathrooms, ensuring comfort for family and guests. The fully developed lower level, with in-floor heating, provides a spacious recreation room, home gym, and an additional bedroom, offering flexibility for a growing family or entertaining. Exceptional millwork throughout the home including paneled feature walls and solid core doors with emtek hardware.

TRIPLE car garage that is insulated, drywalled, and equipped with an electric car charger. Outside, enjoy the covered deck, beautifully landscaped yard and large lot with views of the west, perfect for relaxing or hosting gatherings. Situated close to top-rated schools, shopping, Foothills hospital, Alberta Children's Hospital and just minutes from downtown Calgary, this exceptional home is a rare opportunity to own in one of the city's most desirable neighbourhoods.