



2019 Briar Crescent NW

Two story walk out, 4385 Sq/ft + 3180 Sq/ft (lower)

This wonderfully secluded home built by City Core Developments backs onto West Hillhurst Park offering amazing downtown and river valley views from all 3 levels. It boasts over 7,500 Sq/ft of luxurious development. Walk in and be wowed by the brilliantly finished Foyer and Great room that is the centerpiece of this home. A 22' wall of windows bringing in an abundance of natural light to the main and upper levels. A fabulous dual island kitchen with Wolf and Subzero appliances is perfect for entertaining. Upon walking up the handcrafted spiral staircase to the upper level you will find 3 bedrooms w/ individual ensuites and a large family room to just sit back and relax. The elevator gives you easy access to all three levels including the bright 9' walkout basement that features great views, heated floors, a large Rec Room, Games room, fully equipped Media Room, Wet Bar, 800 bottle Wine Cellar, a Bedroom and Gym. Simply put; this is an incredible home with spectacular views of the city.

- The Master bedroom features immediate access to the sprawling heated rear deck that includes 180 degree views of downtown, the river valley and mountains.
- A dreamlike Master Ensuite features heated floors, a fireplace, a large jetted tub surrounded by granite, a massive multiple-control shower with Steam, gorgeous curved vanity and travertine tile floors.
- Gorgeous custom cabinetry with Marble, Granite and Quartz is featured in the kitchen, vanities, office, wet bar, master bedroom, ensuite, and media room.
- Site Finished Maple throughout the Foyer, Great Room, Office, Master Bedroom, Kitchen, Dining Room, Family room, and both Upper and Lower Spiral Staircases.
- Never shovel snow with the Glycol heated driveway, garage floor and rear deck
- A total of 6 Full Bathrooms and 2 Powder Rooms.
- 5 Fireplaces – 2 of which are dual sided.
- A Coffered barrel ceiling welcomes you into the Grand Foyer.
- Though this home exceeds 7,500 Sq/ft, the state of the art Boiler and Fan Coil heating system, paired with radiant heated basement floors with multiple zone control offer you the very best of environmental efficiency.
- Air Conditioning, Central Vacuum, and Control 4 Audio systems are included.
- The Kitchen offers unbelievable storage, the best of the best appliances, and great design and flow.
- Rooms include: 5 bedrooms, 6+2 bathrooms, Foyer, Great Room, Family Room, Kitchen, Dining Room, Office, Laundry Room, Rec Room, Fitness Room, Games Room, Media Room, Storage Room, Wet Bar, Wine Cellar

\$4,999,000



Listing Information	2019 BRIAR CRESCENT NW
Property Type	Single Family
Property Style	2 Storey
Address	2019 Briar Crescent NW
City	Calgary
Status	99% Complete
Bedrooms	5
Full Bthrooms	6
Half Bathrooms	2
Neighborhood	Briar Hill
MLS Number	C3496301
Listing Date	Oct 11 2011
Listing Price	\$4,999,000.00
Annual City Taxes	\$9,862.00
Tax Year	2011
General Information	
Total Developed Space	7532 sq/ft
Finished Levels	3
Main Level Sq/ft	2,550
Upper Level Sq/ft	1,835
Lower Level Sq/ft	3,180
Above Grade Sq/ft	4,385
Lot Size	9,100 Sq/ft
Frontage	65'
Depth	140'
Lot Shape	Rectangular
Front Exposure	North
Year Built	2011
Additional Information	
Heating Type	Forced Air
Heating Fuel	Boiler and Fan Coil Heating - 2 Furnances
Efficiency Rating	98%
Construction	Wood Frame
Foundation	Concrete w/ Watch Dog
Basement Development	Full
Roof Type	Asphalt
Fireplaces	6
Gas/Wood Fireplaces	6/0
Total Parking	3
Title to Land	Freehold
Legal Description	10
Legal Plan	1161GJ
Garage	Triple Attached - Heated Floors
Flooring	Hardwood, Ceramic, Carpet
Exterior	Wood, Rock and Stucco
Warranty	5 Year*



Other Information	
Possession Notes	Immediate
Closest Elementary School	Briar Hill School
Closest Junior High School	Branton/Queen Elizabeth JH
Closest Senior High School	Queen Elizabeth
Restrictions	None Known
Site Influences:	Views Downtown, River Valley, Mountains; Private, Parks, Dog Walk, Schools, Landscaped, Fenced, No Lane, Playgrounds, South Back Yard
Features:	57' Deck (heated floor), Gas RI, Vaulted Ceiling, Elevator, 2 Steam Showers, Sprinkler System, Heated Driveway, Control 4 System, Skylights, Dog Shower, Walk Out Basement, Wet Bar, Wine Cellar, Gym, Sound System, Air Conditioning, Central Vac, RI Alarm
Goods Included:	Refrigerator, Gas Range Oven, Hood Fan, Oven-Built-In, Dishwasher-Built-In (2), Garburator, Microwave Built-In, Espresso Maker Built-In, Washer (2), Dryer (2), Bar Fridge (3), Central Vac, Air Conditioner (2), Bar Television, Media Room: Flat Screen TV, Speakers, Amplifier, Projector,
Other:	

Room Information	Dimensions
Type:	
Master Bedroom:	17'1" x 13'5"
Bedroom 2:	16'4" x 12' 1"
Bedroom 3:	16'4" x 12' 1"
Bedroom 4:	13' 5" x 12'5"
Bedroom 5:	16'7" x 13'5"
Dining Room:	17' x 13'1"
Kitchen:	17' x 20'
Living Room:	21' x 23'10"
Gym:	12'5" x 13'1"
Office	14'4" x 13'8"
Games Room:	16'4" x 18'
Rec Room:	21' x 25'9"
Media Room:	20' x 16'1"
Other:	13'1" x 8'9"

Bathroom Information	
2-Piece Bath:	2
3-Piece Bath	0
4-Piece Bath:	5
5-Piece Bath	0
6-pc Ensuite Bath:	1

