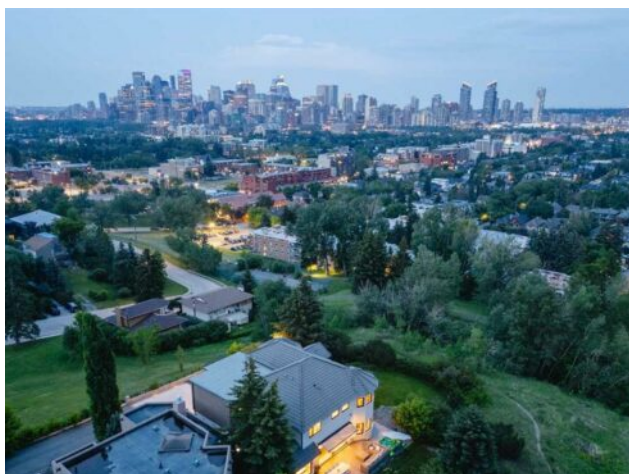


1111 16A Street NW  
Calgary, Alberta

MLS # A2232565



**\$4,398,000**

<b>Division:</b>	Hounsfield Heights/Briar Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,905 sq.ft.	<b>Age:</b>	1992 (33 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	5 full / 1 half
<b>Garage:</b>	Double Garage Attached, Garage Door Opener, Heated Garage, Oversized		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Environmental Reserve, Level, No Neighbour		

**Heating:** In Floor, Forced Air, Natural Gas

**Floors:** Carpet, Hardwood, Tile

**Roof:** Concrete

**Basement:** Finished, Full

**Exterior:** Brick, Composite Siding, Stucco

**Foundation:** Poured Concrete

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-CG

**Utilities:** -

**Features:** Bookcases, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, See Remarks, Smart Home, Walk-In Closet(s), Wet Bar

**Inclusions:** Control 4 System, Second Refrigerator, Second Wine Refrigerator, Second Microwave, All Gym Room Equipment (excluding the Peleton Bike), 12 TV's, Hot Tub, Weber BBQ, Ice Makers (2), Security System

OPEN HOUSE, Sunday, July 6th 4PM-6PM. Introducing The Glasshaus &mdash; a rare and remarkable offering in Calgary's coveted Briar Hill. Perched on a prime ridge lot with panoramic views from east to west and bordered by protected green space, this home offers rare architecture, privacy, and distinction rarely found in the inner city. Reimagined from the studs with nearly \$3 million in upgrades &mdash; including new electrical, plumbing, HVAC, triple-pane windows, and custom structural reengineering &mdash; The Glasshaus is a seamless expression of comfort, functional beauty, refined living, and purposeful minimalism. Smooth stucco, brick detailing, and composite wood-look siding wrap the exterior in a sophisticated, warm-modern finish. Gaulhofer triple-pane windows from Austria, paired with a solar film, provide exceptional energy efficiency, sound attenuation, and soft natural light throughout the day. The entry opens to a 19-foot foyer anchored by the sculptural Apparatus Studio "Cloud" chandelier, floating beneath an architectural window and setting the tone for the artful design within. Airy living spaces flow around a dramatic, climate-controlled glass wine cellar, the centerpiece of the home. The Italian Pedini kitchen &mdash; with integrated Miele appliances, a curved quartz island, Matthew McCormick pendants, and handle-free cabinets &mdash; is a functional space for those with a passion for culinary arts. Finishes include Spanish hardwood flooring, Italian tile, and New Zealand wool carpet. A Control4 system manages lighting, blinds, audio, video, temperature, intercom, and security. Bowers & Wilkins speakers deliver rich sound throughout. The main level also includes a soundproof office with custom millwork and leather upholstery, a designer powder room, and laundry with quartz surfaces and smart storage. The

architecturally striking, curved stairwell leads to the upper level where four bedrooms each include an ensuite, spacious walk-in closets, motorized blackout blinds, and incredible sunrise and sunset views. The primary suite features a downtown-facing, custom-designed bed wall, a double-sided fireplace, a built-in wardrobe, and a spa-inspired ensuite with radiant quartz counters, "gold" European fixtures, a freestanding tub, a frameless glass shower, and a Japanese-style smart toilet. The lower level hosts a second wine cellar, a wet bar, a state-of-the-art home theatre system, a glass-enclosed gym with cork flooring, a steam spa bathroom, and an open recreation space. Radon mitigation system, water filtration, UV air purification, and a whole-home fire suppression system add peace of mind. Exterior upgrades include full concrete work, electric awnings, and a multi-sport court. The heated garage accommodates three vehicles with lift potential. A future-ready residence of this caliber and privacy is a rare opportunity.