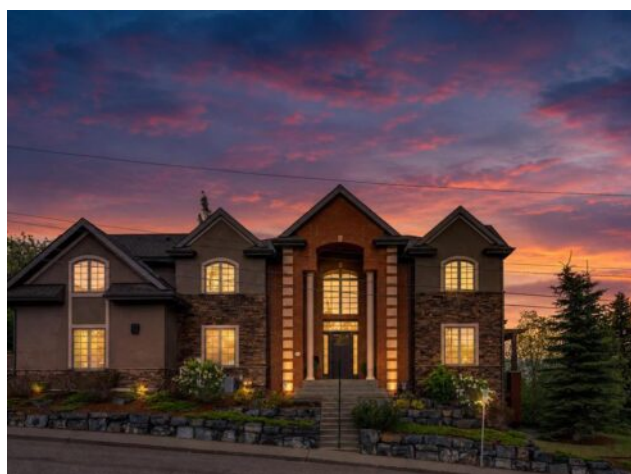


1320 17A Street NW  
Calgary, Alberta

MLS # A2317342



## \$2,999,900

<b>Division:</b>	Hounsfield Heights/Briar Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	4,128 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Corner Lot, Garden, Landscaped, Lawn, Many Trees		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Stone	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Crown Molding, Double Vanity, Elevator, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Skylight(s), Storage, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** Alarm System, Projector & Screen, 2nd Dishwasher, Outdoor Mounted Patio Heater, Beverage Refrigerator

Custom Built | Unrivalled Living Experience | Tribeca Loft Vibe | Walkout Lower Level | Convenience Meets Luxury Custom built by Timberock with impeccable attention to detail, this breathtaking residence was designed from the ground up for those who love to entertain & love to live. Perched on a prime 51' x 130' corner hillside lot in one of Calgary's most coveted inner-city communities, it offers almost 6,000 sq ft of exquisitely developed living space & approximately 4,100 sq ft above grade & where every space flows deliberately into the next, and the outside world becomes an extension of your home. The main floor is where the magic happens. Floor-to-ceiling bi-folding glass doors dissolve the boundary between inside and out, opening fully to a covered, heated outdoor patio and a lush, private garden retreat & the kind of space that makes every gathering unforgettable, from summer dinner parties to crisp fall evenings under the heaters. The chef's kitchen sits at the centre of it all, purpose-built for hosting: a massive quartz island with built-in lazy Susan, Dacor refrigerator, Bertazzoni 6-burner gas stove with griddle, custom cabinetry throughout, and a show-stopping built-in stone pizza oven with pull-out prep station that will be the talking point of every dinner party. The sunken living room & with its brick accent wall, gas fireplace, built-ins, and French doors to a view balcony & offers a second, more intimate gathering space that is equally impressive. Upstairs, a spacious bonus room with vaulted ceilings and city views, four generous bedrooms, and a primary suite that functions as a private sanctuary & featuring a seating nook, fireplace, custom walk-in closet, and a spa-inspired 5-piece ensuite with clawfoot tub and steam shower. The walkout lower level extends the entertaining

experience even further: a dedicated fitness studio, projector-equipped media room, games area, fifth bedroom, and a wine cellar with the atmosphere of a small speakeasy &mdash; the perfect backdrop for an intimate tasting/evening with friends. A private office, mudroom with built-in cubbies and dog wash station, and attached double garage with extended driveway for extra off-street parking, an elevator and a room under the garage that could be easily outfitted as a POTENTIAL GOLF SIMULATOR complete this extraordinary home. All of this, just minutes from Foothills Medical Centre, the University of Calgary, downtown Calgary, transit, and everyday amenities &mdash; tucked into one of Calgary's most prestigious inner-city neighbourhoods. If you've been searching for a home that entertains as beautifully as it lives, this is the one you've been waiting for. Rarely does a residence of the calibre come to market.