



**CORY PELCHAT**  
REALTOR®  
GRASSROOTS REALTY GROUP LTD.

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**16 Hawthorne Crescent NW  
Calgary, Alberta**

**MLS # A2144723**



**\$3,800,000**

|                  |                                                                             |               |                   |
|------------------|-----------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Hounsfield Heights/Briar Hill                                               |               |                   |
| <b>Type:</b>     | Residential/House                                                           |               |                   |
| <b>Style:</b>    | 3 Storey                                                                    |               |                   |
| <b>Size:</b>     | 4,183 sq.ft.                                                                | <b>Age:</b>   | 2012 (12 yrs old) |
| <b>Beds:</b>     | 5                                                                           | <b>Baths:</b> | 4 full / 2 half   |
| <b>Garage:</b>   | Concrete Driveway, Driveway, Front Drive, Garage Door Opener, Garage Fac    |               |                   |
| <b>Lot Size:</b> | 0.22 Acre                                                                   |               |                   |
| <b>Lot Feat:</b> | Back Yard, Triangular Lot, City Lot, Front Yard, Low Maintenance Landscape, |               |                   |

|                    |                                              |                   |      |
|--------------------|----------------------------------------------|-------------------|------|
| <b>Heating:</b>    | In Floor, Forced Air, Natural Gas            | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood               | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Flat Torch Membrane, Metal                   | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full                               | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Brick, Composite Siding, Metal Frame, Stucco | <b>Zoning:</b>    | R-C1 |
| <b>Foundation:</b> | Poured Concrete                              | <b>Utilities:</b> | -    |

**Features:** Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, French Door, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Quartz Counters, Sump Pump(s), Walk-In Closet(s)

**Inclusions:** Hot Tub, Projector and Screen, all TV's on walls

Discover luxury and comfort in this stunning modern family home located on a quiet crescent facing a large park in Briar Hill. Custom-built in 2014, this expansive property spans over 5600 sq ft across four floors on a large 9644 sq ft triangular lot. From the moment you arrive, you'll appreciate the striking curb appeal, highlighted by an oversized four-car attached garage with a heated driveway and heated front stairs — a rare find in this inner-city location. Step inside to discover the impeccable craftsmanship of the open floor plan, boasting 10' ceilings that enhances the spaciousness and floods the interior with natural light. The main floor features a kitchen with a high-end Thermador appliance package, dining room, and living room with a stunning feature fireplace wall. A butler's pantry off the kitchen provides a second dishwasher, extra sink and ample storage for the entrance off the backyard. Additionally, there's a private office that can be closed off with elegant glass doors overlooking the park. Upstairs, find four spacious bedrooms, three full bathrooms, and a laundry room with a sink — a layout perfectly suited for family living. Ascend to the third-floor space to enjoy breathtaking downtown views, ideal for a family room or second office with a powder bathroom and a deck. The basement is designed for relaxation and entertainment. A bar, movie area with projector and screen, and a generous open space with a pool table. An additional bedroom, full bathroom, a large mudroom conveniently located off the garage and plenty of storage space. The oversized four car garage is perfect for all your parking and storage needs. Outside, the professionally landscaped grounds feature ample outdoor living spaces, including a large wraparound deck at the front, a rear deck, a hot tub, and a beautifully tiered backyard. The stunning decks were all just refinished

with Vuba Stone (stone resin surface). Located close to schools, hospitals, and transit, this exceptional family home offers the best of Briar Hill living and you don't want to miss this!