587-899-3773
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1308 17a Street
Calgary, Alberta

MLS # A2346528

$2,699,900

Division:	Hounsfield Heights/Briar Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,320 sq.ft.	**Age:**	2027 (-1 yrs old)
Beds:	5	**Baths:**	4 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Gentle Sloping, Lawn, No Back Lane, Street Lighting, Treed, Yard		

Heating:	Forced Air	**Water:**	-
Floors:	Hardwood, See Remarks, Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	None	**LLD:**	-
Exterior:	Concrete, Mixed, See Remarks, Stone, Stucco, Wood Frame, Wood Siding	**Zoning:**	RCG
Foundation:	Poured Concrete	**Utilities:**	-

Features: Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Stone Counters, Storage, Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: n/a

BUILD YOUR DREAM HOME IN BRIAR HILL/HOUNSFIELD HEIGHTS. An exceptional opportunity to create a fully custom residence with Conroy Custom Homes in one of Calgary’s most sought-after inner-city communities, just minutes from downtown. Imagine a beautifully designed home filled with natural light, soaring ceilings, custom millwork, and elevated finishes throughout. The main floor could feature a dedicated home office and a spectacular gourmet kitchen with an oversized statement island, custom cabinetry, stone countertops, walk-in pantry and high-end appliances, flowing seamlessly into generous living and dining spaces. Extend your living space outdoors onto an incredible west-facing covered patio designed to be enjoyed through Calgary’s changing seasons. Picture summer dinners as the sun sets, crisp fall evenings wrapped in a blanket, or watching the snow fall on a winter afternoon while still feeling connected to the outdoors. Sheltered from the elements and capturing the warm western light, this could become one of the most loved spaces in the home. Upstairs, four bedrooms provide room for the entire family, including a luxurious primary retreat with a custom walk-in closet and spa-inspired ensuite featuring a freestanding soaker tub, oversized glass shower, dual vanities and beautiful designer finishes. Create a lower level tailored to your lifestyle with an entertainment area, wet bar and custom home gym. The attached triple tandem garage provides exceptional space for vehicles and storage, with the option to incorporate your own golf simulator. Located in established Briar Hill/Hounsfield Heights, enjoy mature surroundings, parks, schools, shopping and quick access to downtown. From the floor plan to the cabinetry, lighting, flooring, tile and fixtures, you make the selections and create a home that is truly yours. Your vision. Your

selections. Your custom home.

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