



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
OUELLETTE
ASSOCIATE

780-831-7725
jackadmin@gpremax.com

1424 23 Street NW
Calgary, Alberta

MLS # A2207737



\$1,295,000

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Green Roof	Condo Fee:	-
Basement:	Finished, Partial, Walk-Out To Grade	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Skylight(s)		
Inclusions:	none		

One of a kind professionally designed and upgraded 1847 sf walkout bungalow located in west Briar Hill on an elevated lot with west views. Main floor features a spacious living room with atrium and dining room, with hardwood floors and large windows. Upgraded kitchen with cherry stained maple cabinets and granite countertops. Sunken family room with vaulted open beam ceiling, skylights and large Montana travertine drypack woodburning fireplace. Comfortable master suite with fireplace, four-piece bathroom and walk in closet. Two secondary bedrooms with hardwood floors and a four-piece main bathroom. The 972 sf lower-level walkout is developed with a large family room, guest bedroom with four-piece ensuite bathroom, a home office area and a three piece main bathroom. There is direct access to a large heated double-attached garage with a precast free span roof. Beautifully designed outdoor space with a front patio and large deck with irrigated planter boxes, side deck off the family room and a large, terraced back yard with heavy timber garden beds and numerous large mature trees and shrubs.