

(780) 532-3388 admin@approvedproperties.ca

1920 10 Avenue NW Calgary, Alberta

MLS # A2163454



\$2,858,889

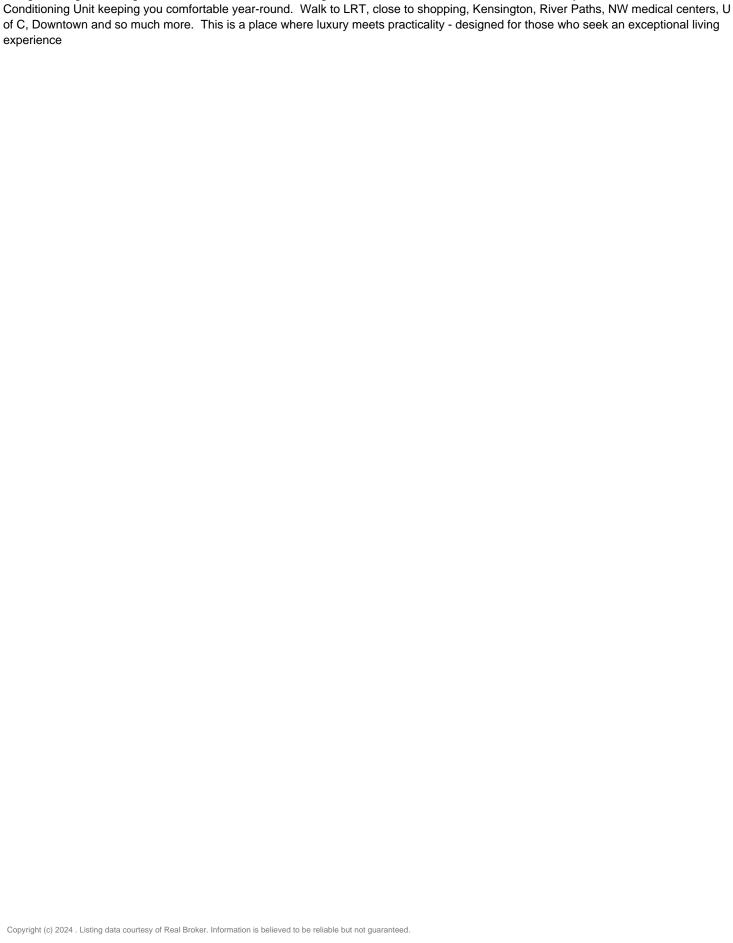
Division: Hounsfield Heights/Briar Hill Residential/House Type: Style: 3 Storey Size: 3,285 sq.ft. Age: 2024 (0 yrs old) **Beds:** Baths: 3 full / 1 half Garage: 220 Volt Wiring, Concrete Driveway, Front Drive, Garage Door Opener, Heate Lot Size: 0.08 Acre Lot Feat: Back Yard, Landscaped

Heating: Water: High Efficiency, In Floor Floors: Sewer: Carpet, Hardwood, Marble, Tile Roof: Condo Fee: Flat Torch Membrane, See Remarks **Basement:** LLD: Finished, Full Exterior: Zoning: Brick, Concrete, Metal Siding, Stucco, Wood Frame R-C1N Foundation: **Poured Concrete Utilities:**

Features: Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Elevator, High Ceilings, Kitchen Island, Open Floorplan, Recessed Lighting, Soaking Tub, Walk-In Closet(s), Wet Bar

Inclusions: Backyard Firepit, Roughed-in Central Vac

Spectacular new home with stunning city views in the community of Briar Hill built by award winning Urban Domus Custom Homes. Experience luxury living at its finest in this stunning home, where every detail has been meticulously designed for the perfect blend of elegance and functionality. The exterior boasts a modern yet timeless appeal - Lux Metal Panel Vertical Feature Wall on the Southwest Corner, Old Baltimore Brick used for Exterior and Interior, Lux Metal Siding wrapping around the rear and south corners of the home. The property is enveloped by professional landscaping with trees, shrubs, grass, ornamental rocks, solar lights, Quartzite stepping stones. The architectural concrete walls with Black Metal Capping adds to its grandeur. Relax or entertain in style with a Black Metal Fire Pit included and Cedar Fencing surrounding the property. Enjoy outdoor gatherings on the Floating European Tile Rear Deck or unwind on the Upper 4th Level Deck with Breathtaking Views. Plus, a front south tiled balcony sitting area is perfect for taking in scenic views. Moving inside reveals an interior that exudes sophistication – Custom-Made Black Slatted Feature Wall; 10-Foot High White Oak Slat Feature Wall; Engineered Wide Plank White Oak Hardwood Floors; Main Bathroom with Dual Sink Vanity; Large Format Italian Tile Flooring throughout Main Floor/Basement/Entry; Custom Solid White Oak Staircase Treads adding to its allure. The upper level offers two private office desk areas plus a Wet Bar complete with custom Cherry Red Beverage Fridge. Retreat to your Primary Bedroom featuring top-notch amenities such as a Fan with Light and Custom Italian Bianca Carrera Fully Tiled Steam Shower creating an oasis-like experience in your own home. Notable advancements include Mechanics & Technology Features such as Extensive Modern Low Profile



Design Pot Lights Throughout; Undercabinet LED Sensor Lights based on motion; Hot Water on Demand System; Included Air