



www.keyz.ca
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1404 20 Street NW
Calgary, Alberta

MLS # A2205731



\$2,150,000

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|------------------|---|---------------|------------------|
| Division: | Hounsfield Heights/Briar Hill | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 2,125 sq.ft. | Age: | 2017 (8 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Parking Pad, Triple Garage Detached | | |
| Lot Size: | 0.16 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Landscaped, Rectangular Lot | | |

| | | | |
|--------------------|---------------------------|-------------------|------|
| Heating: | In Floor, Forced Air | Water: | - |
| Floors: | Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Stone, Stucco, Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |

Features: Bar, Breakfast Bar, Built-in Features, Chandelier, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: Control 4 system, alarm hardware, ALL tv's and brackets,

Luxury Inner-City Bungalow in One of Calgary's Most Prestigious NW Neighbourhoods A rare find, this recently built inner-city BUNGALOW with a TRIPLE-CAR GARAGE offers over 4,100 sq. ft. of meticulously designed living space. Situated in one of Calgary's most sought-after NW communities, this home combines modern luxury with thoughtful functionality. The sprawling main floor is bathed in natural light, thanks to soaring 11-foot ceilings and oversized windows adorned with designer blinds. Step inside and be captivated by the stunning two-way fireplace, floating crystal light fixtures, and exquisite custom hardware and finishes. The open-concept kitchen is a chef's dream, equipped with high-end appliances, two dishwashers, a double wall oven, and striking Australian granite countertops and backsplash. The primary suite is a true retreat, featuring a spa-like ensuite with a stunning vessel bathtub, an oversized walk-in shower, and a custom-built walk-in closet. A unique built-in carrier elevator conveniently sends laundry directly to the lower-level laundry room. Step outside into the fully landscaped backyard, where you'll find aggregate walkways, a patio, an exterior fireplace, and a built-in BBQ—perfect for year-round entertaining. The lower level offers three additional bedrooms (or an optional den), a spacious recreation room with a wet bar, and ample storage. Additional highlights include: Control4 home automation with programmable lighting and remote operation. Triple-car garage for ultimate convenience. Thoughtfully designed mudroom entry for seamless indoor-outdoor living. This one-of-a-kind luxury bungalow is a must-see. Book your private showing today!