



Calgary-A-Briar Hill
1943 BRIAR Crescent NW

LP \$ 4,549,000
MLS #: C3630494

| | | | |
|------------------|-----------------|-------------|------------------------------------|
| Status: | Pending | Type: | Residential Detached Single Family |
| DOM: | 6 | Style: | 2 Storey |
| Rms Abv Gd: | 10 | Year Built: | 2011 |
| Bedrms: | Above: 4/Ttl: 4 | Basement: | Full |
| Full/Half Baths: | 5/1 | Bsmnt Dev: | Fully Finished |
| Tot Flr SqFt: | 5541.31 | Total Sq M: | 514.8 |
| | | | New Construction: Y |

Location meets elegance positioned on the ridge in prestigious Briar Hill. Backing onto a 40 acre reserve with amazing vistas, this Lindner Brother Developments masterpiece offers over 8300 total sqft of living quarters featuring 4 bedrooms and 5 & half baths complete with prayer room in the upper level. The main level features an open concept layout complete with lavish office/library, and gourmet kitchen flowing into the dining and living areas. The lower level offers a climate controlled wine cellar, theater room and gym all with state of the art smart wired technology. Attention to every detail and every possible upgrade make for pure luxury living here, with all levels offer amazing views of downtown, valley and mountains, thanks to the south facing back exposure...simply too many high-end upgrades to list. An absolute must see.

Directions:

Virtual Tour:

Brochure:

| | <u>1Pc</u> | <u>2Pc</u> | <u>3Pc</u> | <u>4Pc</u> | <u>5Pc</u> | <u>6Pc</u> | Poss:11/28/14 | | <u>Level</u> | <u>Mtr2</u> | <u>SqFt</u> |
|--------------|------------|------------|------------|------------|------------|------------|---------------|--------|--------------|-------------|-------------|
| Full Baths: | 0 | 1 | 1 | 0 | 0 | 0 | Occupancy: | Seller | Main: | 247.1 | 2659.78 |
| Enst Baths: | | 0 | 3 | 0 | 1 | 0 | | | Uppr: | 267.7 | 2881.52 |
| Addl Rms: | | | | | | | Garage Dim: | | AbGd: | 267.7 | 2881.52 |
| Fin Fpl/Rgh: | 2/ | | | | | | Elem Schl: | | Lowr: | 259.0 | 2787.88 |
| Fireplace: | | | | | | | Middle Schl: | | BIGd: | 259.0 | 2787.88 |
| Parking: | | | | | | | High Schl: | | Total A.G: | 514.8 | 5,541.31 |

| | | | | | | | |
|--------------|-----------|---|--------------|-----------|---|-----------------------|---|
| Living Room: | 7.01x8.07 | M | Master Bdrm: | 7.01x4.88 | A | Breakfast No3.96x3.66 | M |
| Dining Room: | 4.27x5.6 | M | Bedrm 2: | 4.72x5 | A | Storage Roo6.7x2.75 | L |
| Kitchen: | 7.01x5.65 | M | Bedrm 3: | 4.88x3.35 | A | Game Room 4.27x5.6 | L |
| Family Room: | 5.6x5.3 | M | Bedrm 4: | 3.5x5.5 | A | Recreation R7.16x8.07 | L |
| Den: | 7.2x6.3 | M | Library | 7.16x4.88 | M | Media Room 6.25x4.57 | L |
| Bonus Room: | 7.32x7.75 | L | | | | | |

| | | | |
|---------------|--|-------------|------------------------------------|
| Flooring: | Hardwood, Stone, Carpet | Foundation: | Concrete |
| Construct: | Wood Frame | Heat Type: | Forced Air-2, In Floor Heat System |
| Roof: | Asphalt Shingles | Heat Fuel: | Natural Gas |
| Exterior: | Stone | Remodel: | |
| Site Influen: | Environmental Reserve, Fenced, No Back Lane, Schools, Shopping Nearby, Public Transportation, View City, View | Features: | Deck |
| Goods Incl: | Air Conditioning-Central, Alarm/Security System, Dryer, Dishwasher-Built-In, Hood Fan, Garage Opener-2 Control, Refrigerators-Two, Refrigerator, Stove-Gas | Amenities: | |
| | | Restrict: | N-KNW |
| | | Goods Excl: | |

Warranty: None
Front Exposure: NW

| | | | | |
|---------------|---------------|-----------------|--------|------|
| Prop Class: | Single Family | Condo/HOA: | Condo: | HOA: |
| Condo Name: | | Condo/HOA Incl: | | |
| Prk Encl/TTL: | 2/2 | | | |
| Reg Size: | | | | |

| | | | |
|---------------|-------|--------------|-----------|
| Total Lot M2: | 979.0 | Lot Dimen: | |
| Frontage: | 19.8 | Lot Shape: | Irregular |
| Depth: | 43.0 | Zoning: | R-C1 R-C1 |
| Conform: | | Front Expos: | NW |
| | | Cnform Yr: | |

| | | | |
|-----------|------------------|---------------|--|
| Mortgage: | \$0 | Cash Down: | |
| Payments: | | Due: | |
| Rate: | | Lender: | |
| Taxes: | \$ 24,087 - 2013 | Local Improve | |