



DON'T GAMBLE WITH YOUR HOME.
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**16 Hawthorne Crescent NW
 Calgary, Alberta**

MLS # A2205439



\$3,300,000

Division:	Hounsfield Heights/Briar Hill		
Type:	Residential/House		
Style:	3 (or more) Storey		
Size:	4,183 sq.ft.	Age:	2012 (13 yrs old)
Beds:	5	Baths:	4 full / 2 half
Garage:	Concrete Driveway, Driveway, Front Drive, Garage Door Opener, Garage Fac		
Lot Size:	0.22 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, Irregular Lot, Low Maintenance Landscape, M		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Flat Torch Membrane, Metal	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding, Metal Frame, Stone, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, French Door, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Quartz Counters, Smart Home, Sump Pump(s), Walk-In Closet(s), Wired for Data, Wired for Sound

Inclusions: Hot Tub, projector and screen in basement, all TV's mounted on walls

Welcome to this stunning family home in Briar Hill with breathtaking downtown views, offering over 5600 sq ft of living space across four levels on a large 9644 sq ft lot. Built in 2014, this custom-designed home features four floors and an oversized four-car garage with a heated driveway and front stairs, a rare find in this inner-city location. Inside, the open floor plan boasts 10' ceilings, a gourmet kitchen with Thermador appliances, and a spacious living room with a feature fireplace. A butler's pantry, private office with park views, and elegant dining room make this home ideal for both family living and entertaining. Upstairs, you'll find four spacious bedrooms, three full bathrooms, and a conveniently located laundry room. The third-floor loft has 10' ceilings, huge windows with a private deck and breathtaking downtown views. The fully finished basement is designed for relaxation and entertainment, featuring a wet bar, media area with projector, pool table space, an additional bedroom, and a full bathroom. A large mudroom and ample storage add to the convenience of this level. Outside, the professionally landscaped yard includes a large wraparound deck, a rear deck with a hot tub, and a beautifully tiered backyard. There is attention to detail throughout, the home includes Innotech triple pane Tilt and Turn windows and doors, Creston system controls for climate, a/v and lights, in ceiling speakers throughout the house and patios, air conditioning. Decks were recently refinished with durable Vuba Stone for easy maintenance. With its oversized garage, breathtaking views, and family-friendly layout, this home offers the perfect blend of luxury, comfort, and practicality, all within easy reach of all levels of schools, the University, SAIT, Foothills and Children's hospitals, and transit. Don't miss this exceptional opportunity!