

**51 Greenbriar Place NW  
Calgary, Alberta**
**MLS # A2208451**


# \$669,900

<b>Division:</b>	Greenwood/Greenbriar		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,756 sq.ft.	<b>Age:</b>	2019 (6 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Garage Door Opener, Garage Faces Rear, Insulate		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Central, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Membrane	<b>Condo Fee:</b>	\$ 353
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stone, Stucco, Wood Frame	<b>Zoning:</b>	M-CG d60
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	Garage heater, Laundry Pedestals		

Hudson West - Greenbriar - Discover this nearly brand-new, beautifully upgraded, air-conditioned luxury end unit townhome featuring dual primary bedrooms, a main floor office with private access, private and covered outdoor living areas, and a 2-car attached garage. Great location with quick access to Hwy 1, allowing for easy travel to the mountains or staying close with day adventures at WinSport and Canada Olympic Park. WinSport offers a variety of winter and summer activities, including mountain biking, skiing, hockey, outdoor camps, skating, sports training, ziplining, bobsledding, pathways, running routes, mini-golf, and more. Bonus: Just seconds away from the new Farmer's Market, you'll find shopping, health services, Goodlife Fitness (open 24 Hours), food and coffee shops, and more upscale urban development. You'll fall in love with this home - barely lived in and well-maintained, never rented. Features include a rare main floor office or bedroom. The primary bedroom #1 has a nicely upgraded ensuite with a tiled glass door shower, dual sinks, and a massive walk-in closet. The 2nd primary suite offers its own 4-piece ensuite with glass shower doors. The main floor features an open design living room and dining area, with a "WOW" kitchen positioned in the center. Upgraded cabinets feature two-tone finishes and soft-close doors and drawers. The dramatic central island boasts waterfall edges, Quartz granite tops, pendants, a granite sink, a bar fridge, and a flush eating bar. Additional features include recessed lights, stainless steel appliances (including a gas cooktop), built-in ovens, and more. Check and Compare... Other upgrades include: a partially fenced front concrete porch, a 2nd-floor 13' x 8' upper deck (perfect for BBQ time), wide-plank hardwood floors, 9' main floor and first-floor level ceilings, quartz countertops throughout, triple pane windows with

blinds, and custom bath and kitchen tile details—a lovely home in an outstanding area with nature at your doorstep. Immediate possession is available. Call your friendly REALTOR(R) to book you viewing.