



**GRASSROOTS**  
REALTY GROUP

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2227 7 Avenue NW  
Calgary, Alberta

MLS # A2228026



**\$2,175,000**

Division:	West Hillhurst		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,033 sq.ft.	Age:	2017 (8 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Alley Access, Triple Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Rubber	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Steam Room, Storage, Walk-In Closet(s)		
Inclusions:	N/A		

This stunning 5 bedroom, 5-bathroom home delivers over 4500 square feet of sleek modern style, rich in comfort and convenience. Custom-built, with meticulous attention to detail in every area of this space inside and out, this West Hillhurst dream home is a must see. As you enter the wide foyer, you'll instantly be taken with bright and airy feel throughout the open concept main level. Thoughtfully placed windows and glass design features optimize natural light while maintaining a strong architectural presence &ndash; a true masterpiece of functionality and aesthetics. The kitchen is the heart of this home and is perfect for entertaining any sized crowd. The giant 18-foot kitchen island has plenty of room for seating and conversation with family or guests while you prepare your favourite recipes on the high-end gas countertop stove. This minimalist modern kitchen showcases a neutral colour palette with warm, earthy accents. Storage is abundant, thanks to cleverly designed custom cabinets. Built-in ovens, a separate wine fridge and hidden appliances seamlessly blend convenience with style. Whether you prefer dining inside, or al fresco in the summer months, this home can handle it. The dining area has lots of space for hosting family and friends and the adjacent French doors open out on to the expansive rear deck. After dinner, relax and catch-up by the gorgeous gas fireplace that is flanked by impressive stonework and beautiful built-in shelving. You'll love the contemporary touches and timeless elegance this space offers. Upstairs, the primary bedroom is a true oasis. The truly exceptional ensuite features a deep soaker tub, massive custom tiled shower, double vanities with a serene, calming aesthetic &ndash; perfect for unwinding after a long day. The adjacent walk-in closet is a wonderful fusion of function and form &ndash; with lots of perfectly designed

space for your clothes and shoes. The added convenience of laundry in this space is ideal for keeping your life organized! Two more bedrooms and bathrooms complete the upstairs area, along with a fantastic loft bonus space. The lower level is also spectacular. There is an expensive wet bar along with a glassed-in wine room. There is plenty of room for seating around the second fireplace. The lower level is perfect for family movie night or catching up with friends. You'll also love the convenience of the two extra bedrooms and contemporary 4-piece bathroom with steam room—great for giving guests or teens privacy. Just beyond the south facing backyard you'll find a large 3-car garage. Car lovers will be excited about durable epoxy floor! Also of note: two new air conditioner units were recently added to this amazing home making sure you'll be cool all summer. Just minutes from downtown, and with easy access to major transportation routes to get you around the city, the location of this home is unbeatable.