



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

5804 Dalkeith Hill NW
Calgary, Alberta

MLS # A2277859



\$839,900

Division:	Dalhousie		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,083 sq.ft.	Age:	1968 (58 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Garage Faces Side, Heated Garage, Insulated, Ov		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Corner Lot, Landscaped, Lawn, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Metal Siding , Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Recessed Lighting, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	None		

OPEN HOUSE Jan 10 from 2-4:30 pm Truly one of a kind, this stunning home has been completely redesigned by acclaimed designer Martine Ast and was featured in Western Living magazine, showcasing a level of finish that rivals a luxury showhome. With over tons of upgrades, including newer and enlarged front windows, the bright upper level offers hardwood flooring and a seamless open-concept layout connecting the kitchen, living, and dining areas. The striking modern kitchen features custom cabinetry, a large working island with eating bar, and top-of-the-line appliances including a Sub-Zero refrigerator, with direct access to a large private south-facing deck. An additional side entry leads to an east-facing covered porch with access to the backyard and garage, while the upper level is completed by an open office area, two spacious bedrooms, and a 4-piece bath. Downstairs, upgraded railings lead to a large recreation room anchored by a custom gas fireplace and featuring a built-in wine rack, while the lower-level primary retreat offers a large dressing room with exceptional closet space and a spa-inspired 4-piece ensuite with heated floors. Additional highlights include custom storage under the stairs and upper landing, a new hot water tank, an oversized, insulated, and heated garage, and RV parking. Ideally located close to schools, parks, and shopping. Do not miss this gem.