



2518 7 Avenue NW  
Calgary, Alberta

MLS # A2128156



**\$1,725,000**

<b>Division:</b>	West Hillhurst		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,252 sq.ft.	<b>Age:</b>	2004 (20 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.29 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Low Maintenance Landscape, Ma		

<b>Heating:</b>	Boiler, In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Wood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Beamed Ceilings, Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, French Door, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Separate Entrance, Storage, Walk-In Closet(s)

**Inclusions:** Garburator, Pool Table, Basement Refrigerator

Your dream home awaits! Every aspect of this home has been finished with luxurious living in mind and was designed to elevate your lifestyle. Massive lot in beautiful West Hillhurst backing directly onto pristine off leash park! This showstopping home has everything you could possibly need & more! Incredibly unique home offers over 3250 sq. ft above ground of living space & a fully finished basement with an additional 1187 sq. ft of living space. The kitchen is a chef's dream equipped with a walk-in pantry and appliance storage with a prep sink, a separate drink station with a fridge, bar sink, & wine storage. The built-in kitchen table offers a perfect spot for casual dining & entertaining. Designed with entertainment in mind, this home boasts multiple spaces for hosting friends and family. The lower floor features a games room with a pool table, with rough-ins for a gas fireplace & wet bar. A sound proof media room awaits for your family movie nights with its big-screen HDTV & high-end ceiling speakers, supported by a media ready closet for seamless connectivity throughout the house. Kids will love their designated play spaces, from the ladder accessible play loft to the games room hideaway, promising endless hours of fun and imagination! The main floor bedroom is grand and could easily double as an office. Start your mornings in the primary ensuite complete with a convenient coffee station, steam shower, and heated floors. The 3 upper bedrooms each have a walk in closet and its own attached ensuite. The basement bedroom has a large closet and the bathroom is right next to it. Step out onto the south facing balcony to savour sunny days. Outside is truly an oasis! You'll find a tiered multi-use backyard featuring mature trees, garden beds & fruit shrubs. Each level offers a different experience, from the deck/fire pit level to the grassy lawn and

veggie garden level, or explore nature in an unspoiled area. You will also find a serene rock waterfall fountain that sets the tone for relaxation. Gather around the stone firepit with your loved ones or enjoy the hot tub under the starlit sky. This property backs directly onto an offleash dog park. A separate side entrance leads directly into a dog run. Forget about shoveling in the winter with a convenient HEATED driveway, powered by a boiler system that also heats the garage & every floor in the house that isn't hardwood. This home boasts premium oak hardwood, ceramic tile, and vinyl flooring. Storage solutions are endless; including a main floor locker room for 5, walk-in closets in every bedroom & built-in storage spaces above closets in vaulted ceiling areas. Recent updates in 2023 include a new roof, epoxy floor, and furnace. The triple garage provides additional storage for sports & hobby gear & is ready for an EV charger with 30 AMP service. The garage & furnace room feature epoxy floors. The accessibility to the city is truly endless. Don't miss out on this opportunity of a lifetime!