



**2340 7 Avenue NW**  
**Calgary, Alberta**

**MLS # A2139030**

**\$2,188,000**



<b>Division:</b>	West Hillhurst		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,861 sq.ft.	<b>Age:</b>	2005 (19 yrs old)
<b>Beds:</b>	8	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Alley Access, Insulated, Oversized, Parking Pad, Paved, Triple Garage Detac		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Garden		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Walk-Up To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco	<b>Zoning:</b>	R-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Granite Counters, Recreation Facilities		

**Inclusions:** water wall feature in foyer, porch swing

Welcome to your next home with curb appeal that is truly head turning! Nested on a quiet street in West Hillhurst, this move-in-ready property boasts a beautifully landscaped yard, a welcoming front porch with a relaxing porch swing. Greet your guest inside an elegant granite tiled vestibule before entering a 2-story vaulted foyer filled with the tranquil ambiance of the built in water wall feature and double skylights. With over 5700 sqft of living space, the main floor has newly refinished Canadian hardwood floors and soaring 9-foot ceilings. The rear entry features a tiled mudroom with built-in locker storage. A double French door leads to a professional front office with hand-stained desk and shelving. Off the foyer is a formal front sitting room and dining room with custom molding and artwork lighting. A spacious kitchen is designed for entertaining featuring an L-shaped island, granite countertops throughout the home, large single basin sink with Blanco tap and raised bar seating. The kitchen is equipped with an electric cooktop wired for induction, custom hoodfan, Miele dishwasher, convection wall oven, built-in microwave, fridge/freezer along with a second built in Subzero fridge in the mud room. The kitchen features ample storage including a large walk-in pantry and cabinets, perfect for everyday use. The spacious main family room is perfect for relaxing with the family and has the first of 3 fireplaces in the house. A dining nook and computer station are located just off the kitchen and bring in a lot of natural light to the space. Upstairs, the bright and airy atmosphere continues with a sun-bathed landing leading to the 5 upstairs bedrooms. The generous primary suite features a private balcony, fireplace and vaulted ceiling. The ensuite bathroom with double vanities, soaker tub, glass shower, and 2 spacious walk-in closets. The four other upstairs bedrooms share 2 Jack

& Jill style 4pc bathrooms. The front walk-up basement is perfect for entertaining or a fun night in with the family. Featuring a large carpeted second family room with fireplace, a heated tile area perfect for a pool table and games area. A light-controlled media room with built in second riser for theater style seating. The lower level also features two other bedrooms which are setup for an exercise room and spa room along with an additional bedroom with 4pc ensuite bathroom. The backyard retreat is a private oasis with mature trees, 2 separate patios, raised vegetable patch and covered deck with BBQ hookup. An oversized triple insulated garage is accessible via a paved alley along with a carport for an additional vehicle. Don't miss the opportunity to make this extraordinary property your own!