



**2427 3 Avenue NW
Calgary, Alberta**

MLS # A2145112



\$1,250,000

Division:	West Hillhurst		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,514 sq.ft.	Age:	2012 (12 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Low Maintenance Landscape, Land		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Cedar, Stone, Stucco, Wood Frame	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Walk-In Closet(s), Wet Bar, Wired for Sound		
Inclusions:	N/A		

Welcome to luxury living in West Hillhurst! This INNER CITY, DETACHED HOME! offers exceptional access to all amenities, schools, thoroughfares and is less than 10 minutes away from Foothills Medical Centre, Alberta Children's hospital and the new Comprehensive Cancer Center. A stunning executive home that boasts unparalleled craftsmanship and impeccable design throughout. With 4 bedrooms and 4.5 baths spread across three spacious levels, this residence offers ample space for comfortable family living. As you step inside, you'll be greeted by a formal foyer and immediately notice the soaring 10-foot ceilings and an inviting open-concept floor plan, ideal for both entertaining and everyday living. The main floor features a thoughtfully designed layout, complete with a stylish office, a floor to ceiling 2 sided fireplace feature wall of Carrera marble that lends definition to the elegant living room and the formal dining area complete with a wall of built-ins and wine station. A chef's dream kitchen with an expansive quartz island serves as the focal point, perfect for gathering with loved ones and more casual dining. Upstairs, you'll find a luxurious primary bedroom retreat, complete with a spa-like 5-piece ensuite bathroom featuring a soaker tub and separate steam shower. Two additional bedrooms and bathrooms and upper floor laundry offer convenience and comfort for the entire family. The fully developed basement is an entertainer's delight, with in-floor heating ensuring year-round comfort. The attention to detail is evident in every corner of this home, from the true foyer entry to the rear mudroom, providing convenience and functionality for busy lifestyles. Hardwood flooring flows seamlessly throughout the main level and upper floor, adding warmth and sophistication to the space. Other notable features include privacy film on all windows on the back of the house, air

conditioning, on-demand hot water, and a new furnace, providing modern convenience and peace of mind. The rear double detached garage has just recently been upgraded with insulation, finished drywall and a heater to help ease those cold morning starts. Experience the epitome of urban luxury living in this outstanding West Hillhurst residence. Don't miss your chance to call this exquisite property home - schedule your private showing today!