



GRASSROOTS
REALTY GROUP

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2515 3 Avenue NW
Calgary, Alberta

MLS # A2145176



\$1,699,000

Division:	West Hillhurst		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,582 sq.ft.	Age:	2014 (10 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Triple Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Jetted Tub, Kitchen Island, Open Floorplan, Pantry		

Inclusions: None

Now relisted - welcome home! After a lengthy conditional sale and financing falling through, this re-listing offers a custom home nestled in a quiet, tree lined cul-de-sac, situated on a 50'x120' lot in the beautiful inner-city neighborhood of West Hillhurst. This stunning 3,582 square foot home, with four bedrooms and four and a half bathrooms, with over 5,200 square feet of total living space, is sure to impress. Just renovated with brand new white oak wide plank hardwood floors, the open concept, strong architectural design and thoughtful floorplan is set up for endless entertaining and premium living. At the heart of the home, you will find a chef's dream kitchen equipped with a six-burner gas stove, double sized refrigerator/freezer, oversized granite island and a vast walk-in pantry. The main floor seamlessly transitions from formal dining, relaxed lounging and evenings spent next to the floor-to-ceiling stone covered fireplace. Finishing off the main floor is a generously sized office ready for high productivity, a half bath and a walk-in coat closet. The open riser spiral staircase leads to your oasis with a generous sized owner's retreat and spa-inspired ensuite showcasing large dual vanities, a glass-enclosed steam shower, a two-person jetted soaker tub, separate water closet and expansive walk-in closet. Rounding out the second floor is the second and third bedroom, each with individual ensuites and walk-in closets, as well as a multi-purpose loft and convenient laundry room. Descend into the basement and discover a world of entertainment and relaxation from a cozy fourth bedroom with a connected ensuite to the captivating media room perfect for movie nights. The spacious recreation and bar area set the stage for unforgettable gatherings and memories. This incredible home is completed with a detached triple car garage in the

sunny south facing backyard with a sports/RV pad. This home has unparalleled access to trendy shops, river paths, the Foothills Hospital and easy commutes to downtown. If you are looking for an attentively designed home, where luxury and lifestyle converge to create an extraordinary living experience, this is for you. Welcome home to timeless inner-city elegance in West Hillhurst.