



5528 Dalhart Hill NW
Calgary, Alberta

MLS # A2153209



\$849,900

Division:	Dalhousie		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,507 sq.ft.	Age:	1972 (52 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Private, Rectangular Lot, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Walk-In Closet(s), Wet Bar		
Inclusions:	N/A		

OPEN HOUSE SATURDAY NOVEMBER 9TH 12 NOON TO 2 PM. Step into the realm of elegance with this meticulously updated luxury residence in the sought-after neighborhood of Dalhousie, NW. This two-story marvel boasts almost 2,200 square feet of developed space. and boasts a premier location in popular West Dalhousie. Walk to shopping centers, parks, C-train Station and the esteemed University of Calgary. As you arrive, the home's distinguished curb appeal immediately captures attention, featuring smart panel trim and batten board details, all framed by a charming front porch and enhanced with durable vinyl siding. Enter through the front door , thoughtfully designed to maintain organization and flow into the central staircase. The intelligently laid out main floor is divided into two distinct areas: to the right, a radiant living room with a custom-built fireplace and expansive windows, connected seamlessly to an impressive kitchen fitted with shaker-style cabinets, a large island, quartz countertops, and high-end stainless-steel appliances. Opposite, the formal dining area radiates sophistication, accented by an exquisite chandelier and optimal natural lighting. Sliding barn doors open to another practical mud area, handy laundry space, and a quaint powder room. Ascend to the upper level where the master suite serves as a private retreat, spacious enough for a king-sized bed, featuring a farmhouse-style wall, an elaborate walk-through closet, and a luxurious 4-piece ensuite with dual sinks, a standalone shower, and a dedicated makeup area. This floor also hosts two additional large bedrooms that share a well-appointed bathroom. The lower level offers a sprawling recreation area complete with a wet bar and study space, along with two more bedrooms with proper egress windows and a third full bathroom. The outdoor space is as expansive as it is

beautiful, highlighted by a large front and back yard with lots of room for the kids to play, and an oversized double garage. Strategically situated, this home ensures both comfort and convenience, with community schools and community centre within walking distance. This property is a perfect blend of luxury and practical living. Vacant for quick possession. Call your favourite realtor today and set up a showing ASAP