



THE
A-TEAM

**RE/MAX
FIRST**

2031 5 Avenue, Calgary T2N 0S4

MLS®#: **A2145374**

Area: **West Hillhurst**

Listing Date: **06/28/24**

List Price: **\$1,698,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2011**
Lot Information
Lot Sz Ar: **5,200 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **3,250**
Low Sqft:
Ttl Sqft: **3,250**

DOM

6
Layout
Beds: **6 (3 3)**
Baths: **4.5 (4 1)**
Style: **2 Storey**

Parking

Ttl Park: **3**
Garage Sz: **3**

Access:

Lot Feat: **Back Lane**
Park Feat: **Triple Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Yard**

Construction: **Wood Frame**
Flooring: **Carpet,Hardwood,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Built-In Oven,Central Air Conditioner,Dishwasher,Dryer,Gas Range,Induction Cooktop,Microwave,Range Hood,Refrigerator,Washer**
Int Feat: **Bar,Beamed Ceilings,Central Vacuum,Chandelier,Double Vanity,Granite Counters,Jetted Tub,Kitchen Island,Natural Woodwork,Open Floorplan,Pantry**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	6`6" x 6`10"	Family Room	Main	24`10" x 15`2"
Kitchen	Main	15`2" x 18`3"	Office	Main	11`4" x 11`11"
4pc Ensuite bath	Upper	9`8" x 8`10"	5pc Ensuite bath	Upper	15`6" x 13`3"
Bedroom	Upper	14`11" x 11`11"	Laundry	Upper	9`11" x 5`11"
Walk-In Closet	Basement	6`11" x 7`3"	Bedroom	Basement	9`10" x 10`0"
Game Room	Basement	29`11" x 26`3"	Furnace/Utility Room	Basement	14`3" x 8`11"
Game Room	Basement	7`9" x 6`9"	Dining Room	Main	15`9" x 11`8"

Foyer	Main	7`9" x 10`11"	Living Room	Main	10`10" x 15`3"
Spice Kitchen	Main	7`10" x 10`6"	5pc Bathroom	Upper	10`3" x 6`1"
Bedroom	Upper	15`6" x 10`10"	Bedroom	Upper	15`8" x 10`7"
Bedroom - Primary	Basement	14`11" x 14`10"	4pc Bathroom	Basement	9`11" x 4`8"
Bedroom	Basement	14`2" x 10`9"	Storage	Basement	9`11" x 6`6"
Walk-In Closet	Basement	9`10" x 4`6"			

Legal/Tax/Financial

Title: Zoning:
Fee Simple **R-C2**
 Legal Desc: **8942GB**

Remarks

Pub Rmks: **FULLY DEVELOPED | 3250 SQFT ABOVE GRADE| 6 BEDROOMS (2 masters with full ensuites) | 4.5 Bathrooms | Triple Garage| OPEN CONCEPT- Welcome to your dream oasis nestled in the prestigious community of West Hillhurst! This stunning home offers over 4700 sqft of luxury living, unparalleled craftsmanship and elegance at every turn. As you step through the grand entrance, you are greeted by soaring 10-foot ceilings and exquisite hardwood flooring, setting the tone for the opulence that awaits. The foyer leads seamlessly into the heart of the home, where the expansive open-concept layout beckons you to explore further. To your left, a spacious front office awaits, providing the perfect space for productivity and creativity. Adjacent to the office, a welcoming front family room offers a cozy retreat for intimate gatherings or simply unwinding after a long day. The gourmet chef's kitchen is a culinary masterpiece, meticulously designed with the discerning homeowner in mind. Custom cabinets crafted with precision detail line the walls, providing ample storage space. Granite countertops and high-end stainless steel appliances, including a second spice kitchen, this kitchen is both functional, luxurious and boasting a massive pantry. The kitchen flows effortlessly into the spacious dining area and living room. Floor-to-ceiling windows flood the space with natural light, offering panoramic views of the south facing backyard. Gas Fireplace in the living room provides the perfect ambiance for cozy evenings spent indoors, adding warmth and charm to the space. Next, retreat to one of the two luxurious master suites, where tranquility awaits. Each master suite boasts a spacious layout, a spa-like ensuite bathroom with heated flooring, a deep soaking tub, walk-in steam shower, dual vanity, and a skylight. With their generous proportions and elegant finishes, these master suites offer a true escape from the hustle and bustle of daily life. In addition to the two master suites, this magnificent home features four additional bedrooms, each thoughtfully designed with comfort and style in mind. Whether used as guest rooms, children's bedrooms, or a home gym, these versatile spaces offer endless possibilities for customization. The basement offers hydro heated flooring under the tile, ensuring cozy warmth throughout the space, along with a large wet bar, perfect for entertaining guests, and a spacious rec room ideal for games, movie nights, or simply relaxing with family and friends. This home also features beautiful stone exterior, 2 Furnaces, 2 A.C. units for cooling during warmer months, triple pane windows for noise reduction , stucco over insulation panels on the exterior, sprinkler system to keep back yard lush. Outside a large deck awaits, providing the perfect setting for outdoor gatherings, relation, and entertainment. Triple Garage insulated and drywalled with 100 amp panel for work shop or electric car charging needs. Amenities boutique shops, trendy cafes, schools.**

Inclusions: **none**
 Property Listed By: **URBAN-REALTY.ca**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











