



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**5528 DALHART Hill, Calgary T3A 1S9**

MLS®#: **A2153209** Area: **Dalhousie** Listing Date: **09/05/24** List Price: **\$899,900**  
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary** Finished Floor Area  
 Year Built: **1972** Abv Sqft: **1,507**  
 Lot Information Low Sqft:  
 Lot Sz Ar: **6,619 sqft** Ttl Sqft: **1,507**  
 Lot Shape:

DOM

**13**  
Layout  
 Beds: **5 (3 2 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **4**  
 Garage Sz: **2**

Access:  
 Lot Feat: **Private,Rectangular Lot,Treed**  
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Concrete,Vinyl Siding,Wood Frame**  
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Tile,Vinyl Plank**  
 Sewer: Ext Feat: **Private Yard** Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Gas Cooktop,Range Hood,Refrigerator,Washer**  
 Int Feat: **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**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	15`7" x 14`4"	Dining Room	Main	11`6" x 16`8"
Kitchen	Main	13`9" x 8`10"	Mud Room	Main	12`9" x 6`3"
2pc Bathroom	Main	4`2" x 6`3"	Bedroom - Primary	Second	15`7" x 10`8"
Bedroom	Second	11`6" x 13`4"	Bedroom	Second	11`5" x 10`3"
4pc Bathroom	Second	8`1" x 5`0"	4pc Ensuite bath	Second	11`3" x 6`1"
Walk-In Closet	Second	8`2" x 4`7"	Hall	Second	10`5" x 5`1"
3pc Bathroom	Basement	8`6" x 4`11"	Game Room	Basement	10`2" x 10`7"

**Family Room  
Bedroom**

**Basement  
Basement**

**0`1" x 10`7"  
10`10" x 9`7"**

**Furnace/Utility Room  
Bedroom**  
Legal/Tax/Financial

**Basement  
Basement**

**8`0" x 5`0"  
10`10" x 9`7"**

Title:  
**Fee Simple**  
Legal Desc:

**390LK**

Zoning:  
**R-C1**

Remarks

Pub Rmks:

**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**

Inclusions:  
Property Listed By:

**N/A  
RE/MAX Real Estate (Mountain View)**

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











