



THE
A-TEAM

**RE/MAX
FIRST**

2728 6 Avenue, Calgary T2N 0Y1

MLS®#: **A2165084**

Area: **West Hillhurst**

Listing Date: **09/12/24**

List Price: **\$2,599,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2024**

Finished Floor Area

Abv Sqft: **3,384**

Low Sqft:

Ttl Sqft: **3,384**

Lot Information

Lot Sz Ar: **5,995 sqft**

Lot Shape:

DOM

7

Layout

Beds: **4 (3 1)**

Baths: **4.5 (4 1)**

Style: **2 Storey**

Parking

Ttl Park: **3**

Garage Sz: **3**

Access:

Lot Feat: **Back Lane,Back Yard,Lawn,Interior Lot,Level,Underground Sprinklers,Treed**
Park Feat: **Garage Faces Rear,Oversized,Side By Side,Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **In Floor,Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Yard**

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

Kitchen Appl: **Built-In Oven,Built-In Refrigerator,Dishwasher,Dryer,Gas Cooktop,Microwave,Washer**
Int Feat: **Built-in Features,Chandelier,Double Vanity,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Storage,Walk-In Closet(s),Wet Bar,Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	22`3" x 21`6"
Pantry	Main	15`0" x 7`5"
Family Room	Basement	22`3" x 16`5"
Office	Main	12`7" x 10`0"
Laundry	Upper	9`7" x 5`10"
Bedroom - Primary	Upper	15`3" x 13`0"

Room	Level	Dimensions
Dining Room	Main	16`9" x 9`0"
Living Room	Main	18`0" x 16`9"
Exercise Room	Basement	18`3" x 15`0"
Game Room	Basement	16`10" x 13`9"
Mud Room	Main	18`4" x 7`0"
Bedroom	Upper	13`0" x 12`8"

Bedroom
2pc Bathroom
3pc Ensuite bath
6pc Ensuite bath

Upper
Main
Upper
Upper

13`0" x 12`8"

Bedroom
3pc Bathroom
3pc Ensuite bath

Basement
Basement
Upper

12`9" x 12`7"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-C2

331AB

Remarks

Pub Rmks:

Discover the epitome of upscale living with this custom built home in highly sought after West Hillhurst. The attention to detail and high degree of finishings throughout this house are unparalleled and raise the bar on luxurious living. Inside welcomes you with soaring ceilings, gorgeous white oak hardwood floors, Kef speakers throughout and conversational art-deco light fixtures. A front home office overlooks the front street with incredible natural light and offers the utmost privacy. A magnificent dining room is bright and airy and shares a wood slat wall with the living room beautifully defining the spaces. The living room invites you to relax with custom shelving and a marble surround gas fireplace. Sliding glass doors open up to massive 29'x21' rear patio extending your area of entertainment. Your inner chef will rejoice and be inspired with the kitchen and pantry within this home. A massive wrap around butler's pantry showcases an abundance of storage and shelving, wine/beverage fridge and plenty of wine storage for easy access while entertaining. As you step into the heart of the home, the kitchen, you're surround by high-end JennAir appliances including gas cooktop, built-in wall oven and microwave, oversized refrigerator, and built-in espresso maker. Quartz counters and floor to ceiling cabinetry grace the kitchen while an expansive centre island with under mount lights ensures guests have a space to comfortably gather around. A vast mudroom presents a plethora of storage for all your seasonal needs and offers access to the triple car attached garage with epoxy flooring. As you ascend the open riser stairs with LED lighting to the second level you'll notice the impeccable amount of light that drenches the home. A convenient laundry room and three bedrooms all with feature walls and their own private ensuites. The primary sanctuary indulges with his/her closets, and a lavish 6pc ensuite complete with in-floor heat, relaxing soaker tub, and massive glass enclosed steam shower with rainfall shower head. The fully developed lower is a relaxing retreat with plush carpets, massive games and rec room, custom wine storage, and extensive wet bar with another beverage/wine fridge, dishwasher drawer, and additional wine stage to display your collection. A home gym with rubber floors and mirrored wall, guest bedroom, and 3pc bath with in-floor heat completes the level. Key features to the home are the under mount lights, upgraded automatic toilets, Kef speaker system, AC, central vac in the house and garage, upgraded carpets, triple pane windows, fully fenced, LED lighting on the stairs, and full irrigation system in the front and back. Lower level is roughed-in for radiant in-floor heat. Located within steps to a great school, Helicopter Park, Foothills Hospital, and the Bow River Pathway System, This home is a work of art and combines exquisite craftsmanship and modern features for a timeless style. Come see for yourself how special this home truly is!

Inclusions:
Property Listed By:

**Wine/Beverage Fridge X2, Dishwasher Drawer in Lower Level, Built-In Espresso Maker
RE/MAX House of Real Estate**

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











