



THE
A-TEAM

**RE/MAX
FIRST**

1840 WESTMOUNT Boulevard, Calgary T2N 3G8

MLS®#: **A2186131** Area: **Hillhurst** Listing **01/11/25** List Price: **\$2,688,000**
 Status: **Active** County: **Calgary** Date: Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2007**
Lot Information
 Lot Sz Ar: **8,363 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **3,474**
 Low Sqft:
 Ttl Sqft: **3,474**

DOM

6
Layout
 Beds: **7 (5 2)**
 Baths: **6.5 (6 1)**
 Style: **2 Storey**

Parking

Ttl Park: **9**
 Garage Sz: **4**

Access:

Lot Feat: **Back Lane,Back Yard,Few Trees,Front Yard,Lawn,Landscaped,Views**
 Park Feat: **Additional Parking,Alley Access,Driveway,Garage Door Opener,Garage Faces Rear,Insulated,Off Street,Parking Pad,Quad or More Detached,Rear Drive,RV Access/Parking**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Balcony,BBQ gas line,Private Entrance,Private Yard,Storage**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Garburator,Gas Cooktop,Humidifier,Refrigerator,Stove(s),Tankless Water Heater,Washer,Washer/Dryer Stacked,Water Softener,Window Coverings,Wine Refrigerator**
 Int Feat: **Bookcases,Breakfast Bar,Built-in Features,Ceiling Fan(s),Closet Organizers,Crown Molding,Double Vanity,French Door,Granite Counters,Jetted Tub,Kitchen Island,Natural Woodwork,Pantry,See Remarks,Separate Entrance,Soaking Tub,Storage,Sump Pump(s),Tankless Hot Water,Tray Ceiling(s),Walk-In Closet(s),Wet Bar,Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`11" x 5`5"	4pc Ensuite bath	Main	9`5" x 11`9"
Dinette	Main	13`0" x 6`4"	Bedroom - Primary	Main	15`9" x 11`10"
Breakfast Nook	Main	9`7" x 17`1"	Dining Room	Main	10`11" x 14`4"
Foyer	Main	9`5" x 5`8"	Kitchen	Main	13`1" x 17`1"

Living Room	Main	15`8" x 16`11"	Mud Room	Main	7`5" x 5`11"
4pc Bathroom	Upper	7`2" x 7`7"	4pc Ensuite bath	Upper	8`0" x 4`11"
5pc Ensuite bath	Upper	12`11" x 11`11"	Bedroom	Upper	11`7" x 11`6"
Bedroom - Primary	Upper	16`2" x 15`6"	Bedroom	Upper	13`0" x 15`6"
Den	Upper	7`8" x 11`10"	Laundry	Upper	7`11" x 7`1"
Bedroom - Primary	Upper	21`0" x 17`1"	Walk-In Closet	Upper	7`2" x 11`1"
3pc Bathroom	Basement	7`2" x 6`3"	3pc Bathroom	Basement	10`1" x 6`7"
Bedroom	Basement	14`2" x 10`9"	Bedroom	Basement	13`11" x 13`11"
Kitchen	Basement	10`5" x 16`5"	Game Room	Basement	25`5" x 23`7"
Furnace/Utility Room	Basement	10`1" x 12`3"			

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **2162GB**

Zoning: **R-CG**

Remarks

Pub Rmks: **Positioned in the heart of Hillhurst on an expansive 8,346 sqft lot (179' deep), this extraordinary RIVERFRONT estate redefines sophistication, offering over 5,200sqft of opulent living space with breathtaking river and city views. Every detail of this 7-bedroom (3 primary bedrooms), 6.5-bathroom masterpiece reflects a commitment to craftsmanship and enduring design, creating a home that is both elegant and functional. Upon entry, the artistry of this custom-built residence is immediately evident, from the Brazilian walnut floors to the handcrafted woodwork, curved molding, solid maple doors, archways, and 6" baseboards. The interiors exude warmth and sophistication, enhanced by four fireplaces, each carefully placed to add ambiance and charm. The kitchen, a true culinary sanctuary, is outfitted with the finest features, including a 36" Wolf gas range top, pot filler, Bosch dishwasher, Sub-Zero counter-depth 24" fridge, walk-in pantry, and bevelled granite countertops. Thoughtful details such as a custom removable table, curved cabinetry, under-cabinet lighting, and a stain-free double sink with instant hot water further elevate the space. Every meal and gathering is effortlessly accommodated with these luxurious amenities. The indulgence extends to the bathrooms, which feature in-floor heating, Japanese toilets, steam showers, air-jetted soaking tubs, body jets, and refined finishes for a spa-like experience. The ambiance is further elevated with in-stair lighting, built-in speakers, and tiger wood railings, complemented by Malaysian hardwood accents on the exterior back of the home. The main primary bedroom upstairs evokes the ambiance of an upscale hotel room, boasting wool carpet, office nook, fireplace, walk-in closet, and gorgeous ensuite bathroom. The walk-out basement features in-floor heat, full kitchen, recreation room, two bedrooms, and 2 luxurious bathrooms. The outdoor living is equally spectacular, with 1,100 sqft of covered decks offering cedar ceilings, stamped concrete flooring, and spaces designed for both entertaining and serene privacy. A second-story balcony offers stunning river views, while the lower-level covered deck is perfect for intimate gatherings. The exterior is clad in real stone, and extra concrete at the back provides a seamless foundation for a future addition if desired. For the car enthusiast, the four-car garage is a standout feature, finished with skylights, insulation, paint, and double drywall, complemented by 66' RV parking and driveway with room for four more vehicles. This prestigious property not only offers luxurious living but also incredible investment potential. Zoned for additional development, it presents opportunities for expansion or customization, whether as a private residence or a lucrative bed-and-breakfast venture. A true architectural gem, this residence invites you to experience the very pinnacle of luxury, lifestyle, and possibility.**

Inclusions: **Refrigerator x2, stove, dishwasher x2, garburator, washer x2, dryer x2, all window coverings, garage opener & 1 control, air conditioner x2, garden shed, shelving in garage, water softener, wine refrigerator,**

Property Listed By: **RE/MAX First**

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











