



**GRASSROOTS**  
REALTY GROUP

**587-777-7276**  
yuri@grassrootsrealtygroup.ca

**832 Hillcrest Avenue SW**  
**Calgary, Alberta**

**MLS # A2219708**



**\$5,850,000**

<b>Division:</b>	Upper Mount Royal		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	5,865 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	5 full / 1 half
<b>Garage:</b>	Double Garage Attached, RV Access/Parking		
<b>Lot Size:</b>	0.28 Acre		
<b>Lot Feat:</b>	Back Yard, Garden, Landscaped, Private, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas, Radiant	<b>Water:</b>	-
<b>Floors:</b>	Granite, Hardwood, Marble, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Flat Torch Membrane, Membrane	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Post & Beam, Silent Floor Joists, Stone, Stucco	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Beamed Ceilings, Breakfast Bar, Central Vacuum, Chandelier, Closet Organizers, Granite Counters, Kitchen Island, Natural Woodwork, Pantry, Recessed Lighting, Soaking Tub, Steam Room, Walk-In Closet(s), Wet Bar		
<b>Inclusions:</b>	Hot Tub in backyard		

Amazing opportunity to live in this contemporary masterpiece that has every luxury finishing available. This home was built for both high quality living and opulent entertaining. No expense was spared when building this open concept home. Each bedroom has their own ensuite., All the appliance are high end and the custom woodwork throughout the home shows the home was built with love. There is a massive covered patio with heat for indoor and outdoor living and dining. The double garage is oversized and heated. Drive way is also heated, as well as the large RV pad parking. The backyard is spacious and private, included is the hot tub. All blinds are electric, and there the option to purchase the home fully furnished. Don't hesitate to book. your showing today.