



**GRASSROOTS**

REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

2609 7 Avenue NW  
Calgary, Alberta

MLS # A2277761



**\$1,799,900**

<b>Division:</b>	West Hillhurst		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,935 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Interior Lot, Landscaped, Low Maintenance Landscap		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Built-in Features, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar		
<b>Inclusions:</b>	n/a		

Canopy trees line this family friendly street in coveted West Hillhurst. Boasting over 4,460 sq.ft. of developed living space with fine European finishes, this stunning executive home showcases a gracious 24ft vaulted foyer, and oak hardwood floors. The low maintenance front yard offers underground sprinklers and lush easy to maintain perennials. A front porch is ideal to relax on and welcomes you as you make your way inside to a spacious foyer and large office separate from the main living areas for the utmost privacy. A spacious formal dining room is highlighted by coffered ceilings, while an inviting living room is anchored by custom built-ins and a gorgeous gas fireplace. Culinary enthusiasts will love the gourmet kitchen with solid maple custom cabinets, high-end appliances (Miele and Subzero), and walk-through pantry with access to a large mudroom. The extensive centre island features granite counters and ensures room for entertaining as everyone gathers around. A dramatic curved staircase leads up to a full bathroom and three generous bedrooms, all with walk-in closets. The tranquil primary presents downtown views from the sitting area and features a 2-way fireplace that leads to the lavish 6pc ensuite complete with in-floor heat, jetted soaker tub and separate shower. A convenient upstairs laundry room includes storage, sink, and wraps around to a gorgeous balcony that overlooks the front street. The fully developed lower embraces heated floors, an extensive rec room with custom media built-in and wet bar. Two generous bedrooms, one ideally functioning as a home gym, along with a full bath complete the level. Extend your outdoor living in the south exposed backyard. Dinners on the outside deck extend your space for entertaining or you can relax and unwind after a long day on the lower patio or practice your putts on the mini

green. Located within steps to the Karl Baker off-leash dog park, Helicopter Park, the Bow River Pathways system, the Foothills Hospital, and mere minutes to great restaurants, trendy Kensington, and the Downtown Core. This real estate gem is a masterpiece of quality workmanship and ready for you to call "home."