



**GRASSROOTS**

REALTY GROUP

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1765 7 Avenue NW  
Calgary, Alberta

MLS # A2292297



**\$1,375,000**

<b>Division:</b>	Hillhurst		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,052 sq.ft.	<b>Age:</b>	2024 (2 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Interior Lot, Low Maintenance Landscape,		

<b>Heating:</b>	In Floor, Fireplace(s), 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>	Composite Siding, 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, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Skylight(s), Sump Pump(s), Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Situated on a 25' x 135' south-backing lot on a quiet, tree lined street in sought after Hillhurst! Located just five doors down from West Hillhurst Park (soccer field, baseball diamond, & playground), this newly constructed detached home offers over 2,800 sq ft of executive level living space. A bright & spacious front foyer opens into an expansive living area with large windows; gleaming hardwood floors throughout the main level beautifully accentuate the soaring 10ft ceilings. A centrally located dining area sits adjacent to the kitchen making it ideal for entertaining. The chef inspired kitchen features a commercial grade Jenn-Air package including gas cook top, wall oven,, & SS refrigerator; a large island offers ample seating & generous prep space. The commercial grade hood fan is a must have for serious chef's. An informal living area resides at the south end of the floor plan & is flooded with natural light through floor-to-ceiling South facing windows; the stone clad gas fireplace & custom millwork adds warmth & ambience. The South backyard is made even more impressive by the rare 135-foot lot depth which offers ample room for seating areas & green space/kids play space. A beautiful powder room & a spacious mudroom (with both open & closed storage) completes the main level. Open riser stairs lead you to the upper level where you will find three generously sized bedrooms, a convenient laundry room & a quiet study/office space (ideal for homework/working from home). The primary bedroom is a true sanctuary: large enough to accommodate a sitting area it features a custom walk-in closet & a luxurious 5-piece ensuite with heated floors, dual vanity, a deep soaker tub & standalone shower. Multiple skylights flood the upper level with natural light. The second & third bedrooms are spacious & include built-in closet organizers. The 4pc

main bath also enjoys in-floor heat. The fully developed lower level features a large media area - perfect for movie nights - & is complemented by a nearby wet bar. A fourth bedroom & full bathroom provide an ideal setup for guests &/or extended family. The Hydronic in-floor Heating System is hooked up & operational & Central Air Conditioning has been already installed; working together they ensure comfort throughout all seasons. The double garage (built with 2x6 construction) provides room for vehicles & all of your gear. This home presents a great opportunity to live in one of the city's most desirable inner city communities & is located just one block from Queen Elizabeth School (K&ndash;12), a few blocks to the shops & restaurants of Kensington, & just four blocks to Riley Park. The location offers an exceptional inner-city lifestyle with unmatched walkability & is ideal for active families & professionals alike, call today for more information!