



# GRASSROOTS

REALTY GROUP

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722 15 Street NW  
Calgary, Alberta

MLS # A2292917



## \$1,299,900

<b>Division:</b>	Hillhurst		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	2,222 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	4 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, Landscaped, Lawn, Rectangular Lot		

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<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>	-

**Features:** Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Walk-In Closet(s), Wet Bar

**Inclusions:** None.

Located on a quiet street in the inner-city community of Hillhurst, this brand new 3 +1 bedroom home, built by D & M Custom Homes, offers over 3200 sq ft of meticulously developed living space exhibiting top quality & exquisite attention to detail throughout. The open & airy main level presents hardwood flooring, lofty ceilings & stylish light fixtures, showcasing the front dining area with ample space to host family & friends & kitchen that's beautifully finished with quartz counter tops, large island/eating bar, plenty of storage space & high-end appliance package. The living room is adjacent to kitchen & is anchored by an eye-catching feature fireplace & built-ins. An office is tucked away just off the foyer, providing a perfect home office setup space. A mudroom & 2 piece powder room complete the main level. The second level hosts 3 spacious bedrooms, all with walk-in closets & private ensuites. The primary retreat boasts his & hers walk-in closets & a posh 5 piece ensuite with dual sinks, relaxing freestanding soaker tub & separate shower. A laundry room with sink & storage add to everyday convenience. Basement development includes a spacious family/media room with wetbar, flex room (perfect for a home gym area), fourth bedroom with walk-in closet & 4 piece bath. Outside, enjoy the back yard with deck & access to the double detached garage. This stunning home is located just steps to beautiful Riley Park & close to scenic Bow River pathways, West Hillhurst Community Association, trendy Kensington, schools, SAIT, U of C, shopping & walking distance to the downtown core. Completion of this home is scheduled for fall 2026!