



**51 Hong Kong Road SW  
Calgary, Alberta**

**MLS # A2308507**



**\$1,825,000**

<b>Division:</b>	Currie Barracks		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	3,238 sq.ft.	<b>Age:</b>	2012 (14 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Alley Access, Garage Faces Rear, Rear Drive, Triple Garage Detached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Low Maintenance Landscap		

<b>Heating:</b>	Forced Air	<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>	DC (pre 1P2007)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Walk-In Closet(s)		

**Inclusions:** washer/dryer x 2, refrigerator x 2, dishwasher x 2, microwave hood fan (carriage suite), electric stove (carriage suite), central air x 3 units, all window covering hardware, garage remotes x 2, irrigation system, all keys, deep freeze, alarm system

Wow! An Exceptional Custom Family Home with Triple Garage & Carriage House! Proudly presenting 51 Hong Kong Road SW in the prestigious inner-city community of Currie Barracks. Boasting pride of ownership this beautiful custom three-storey family residence offers 4592 SF of refined living space blending modern design, casual elegance & exceptional family comfort. A spacious foyer & gracious living areas create an impressive welcome highlighted by a striking double-sided fireplace & rich hardwood floors. The exquisite kitchen is a model of luxury, design & function w/ expansive maple cabinetry, granite countertops & stainless-steel appliances. A generous island provides seating for 4 while the dining area offers access to the yard through pretty French doors. A stylish powder room & oversized mudroom complete the thoughtfully designed main floor. The open hardwood staircase is as a stunning architectural feature leading to the bright second level. The primary suite is a serene retreat featuring a spacious bedroom & spa-inspired ensuite w/ double vessel sinks, soaker tub, glass shower, heated floors & excellent storage. A custom walk-in closet w/ California Closets built-ins enhances everyday luxury & organization. Two additional bedrooms each w/ walk-in closets, a full bathroom with heated floors & a functional laundry room w/ cabinetry, folding counter & sink complete this outstanding family level. The third level's vaulted bonus room offers immense versatility as a family media lounge & games room, teen retreat or creative studio. The professionally developed lower level delivers 1264 SF of living space w/ a large family room, 4th bedroom (perfect as a guestroom or office), a 4th bathroom, separate alcove for gym equipment, cold room & additional storage. A well-appointed 734 SF carriage house above the triple garage provides a

fully self-contained LEGAL suite featuring its own kitchen, living area, bedroom, bathroom & private laundry ideal for extended family, a nanny / caregiver or potential rental income. Not to be outdone by the lovely interior, the exterior curb appeal is equally inspiring showcasing peaked rooflines, batten & stone detailing & a dramatic arched entryway. The serene backyard features an oversized deck (& two gas lines) making it a wonderful spot for family barbecues, entertaining or simply relaxing. Additional features of this remarkable property include: 1) original ownership, 2) no smoking / pet home, 3) A/C x3 units, 4) Furnaces x3, 5) 75-gallon hot water tank (main residence), 6) irrigation system, 7) central vacuum system & 8) security system. Currie Barracks is known for its rich history, strong sense of community & its proximity to Marda Loop, DT Calgary as well as several schools & local amenities incl. The Inn on Officers' Garden, Veranda, Airport Playground & the Bark & splash parks. Welcome to vibrant executive inner-city living at its finest offering elegance, modern comfort & family connection. WELCOME HOME to 51 Hong Kong Road SW!