



**GRASSROOTS**

REALTY GROUP

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**5524 Dalhart Hill NW  
Calgary, Alberta**

**MLS # A2325361**



**\$1,999,999**

<b>Division:</b>	Dalhousie		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,766 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Double Garage Attached, Garage Door Opener, Garage Faces Front, Heated		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding, Mixed, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound

**Inclusions:** Spike kitchen dishwasher & electric range. Lower level dishwasher & beverage fridge.

BRAND NEW LUXURY HOME in sought-after Dalhousie offering over 3,766 SF above grade plus a fully finished lower level &mdash; nearly 5,300 SF of refined living with FOUR BEDROOMS ABOVE GRADE and 4.5 baths. Step into a soaring open-concept main floor anchored by a chef's kitchen with oversized island, walk-in pantry and a dedicated SPICE KITCHEN, flowing into a sun-filled great room with a gas fireplace and a generous dining area. A private main-floor office, mudroom and 2-piece bath complete the level. Upstairs you'll find a spacious bonus room, upper laundry room with a sink, three secondary bedrooms and a stunning primary retreat with 6-piece spa ensuite and walk-in closet. The finished basement is built for entertaining &mdash; expansive game/rec room, theatre room that would also make an ideal home gym, wet bar with beverage fridge, fifth bedroom and 3-piece bath. Premium finishes throughout: high ceilings, hardwood flooring, double vanities, closet organizers, soaking tub, wired for sound and data, plus an oversized HEATED double attached garage. Perfectly positioned in one of NW Calgary's most established, family-friendly communities, this home is just minutes from EXCELLENT SCHOOLS, abundant SHOPPING and beautiful PARKS. Walk to neighbourhood playgrounds, tennis courts and green spaces, with golf nearby. Quick access to Dalhousie Station, Northland Village and Market Mall covers everyday shopping and dining, while the Dalhousie LRT, University of Calgary, and major routes (Crowchild, Shaganappi & John Laurie) make commuting effortless. A rare opportunity to own a brand-new luxury build in a mature, amenity-rich location. (Build slated for completion mid-to-late September.)