



GRASSROOTS
REALTY GROUP

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438 13 Street NW
Calgary, Alberta

MLS # A2344702



\$1,699,900

Division:	Hillhurst		
Type:	Residential/House		
Style:	3 (or more) Storey		
Size:	2,811 sq.ft.	Age:	2018 (8 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Fruit Trees/Shrub(s), Private, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Siding	Zoning:	M-CG d72
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Skylight(s), Soaking Tub, Storage, Sump Pump(s)		
Inclusions:	BBQ		

Welcome to the highly sought after community of Hillhurst! This is a rare opportunity for families to live in the most exclusive area of the community and plant roots in one of Calgary's truly culturally vibrant neighborhoods. Set on a picturesque street enveloped by towering mature trees, the curb appeal is undeniable. You are mere steps from Kensington Village, where you can spend weekends discovering quirky boutiques, buzzing patios, and unexpected public art. For active families, the Bow River pathways, McHugh Bluff, and Riley Park serve as your extended backyard. Parents will appreciate having some of the highest-rated schools and specialized programs in the city nearby. With quick access to the Hillhurst-Sunnyside Community Centre and Sunnyside LRT, the convenience and Walk Score are unmatched. Offering nearly 3,800 square feet of total living space and a large double detached garage, this exceptional 3-storey, 5 bedroom, 4.5 bathroom home was expertly designed and meticulously crafted by Urban Domus Custom Homes. It's the perfect blend of luxury, comfort! As soon as you step inside, you are greeted by an incredibly bright, open layout illuminated by expansive windows and designer light fixtures. Freshly laid, luxurious flooring flows into a large, inviting dining space. A main floor flex room offers the perfect home office, study area for kids, or even an extended butler's pantry, complete with a sliding door for privacy. The architectural, high-gloss modern kitchen breaks free from cookie-cutter designs, boasting high-end stainless steel appliances, dual pull-out pantries, a central island, and the rare, practical addition of two peninsulas. Anchoring the spacious living room is a cozy fireplace and double patio doors that slide open to an incredible outdoor living area, seamlessly blending indoor and outdoor entertaining. The

second level is masterfully designed for flexibility with three distinct bedrooms. One room is grand enough to serve as a bonus room or executive office, featuring a skylight and access to a stunning covered balcony detailed with wood soffits, built-in planters, and overhead skylights of its own. A second bedroom is equipped with a 4-piece ensuite, while the third generously sized bedroom enjoys city exposure and sits next to the 4-piece main bath. The entire third floor is dedicated to the ultimate Primary Retreat. It opens into a bright, window-wrapped sitting area—ideal for a private yoga space or study—where you can take in captivating night views of the illuminated Jubilee Auditorium and SALT campus. The sleeping quarters easily accommodates a king-size bed and boasts spectacular city views! It's finished with a unique open closet system and a lavish 5-piece ensuite with spa-grade finishes. The fully developed basement maximizes comfort with a zoned hydronic in-floor heating system. It offers an large media and recreation room, a dedicated home gym, a spacious guest bedroom, and a full 4-piece bathroom. Schedule a viewing today!