



## 2316 Sumac Road Calgary Alberta

\$2,000,000

Luxurious inner-city home offering over 3,100 sq. ft. of impeccably crafted living space on a quiet, tree-lined street in the highly sought-after community of West Hillhurst. Striking curb appeal, low-maintenance landscaping, and a triple-car garage set the tone for this exceptional property. Inside, soaring ceilings, elegant lighting, and open-riser staircases with tempered glass banisters create a spacious and modern entrance. Premium finishes define the open-concept main floor, featuring wide-plank white oak flooring, grand 10' ceilings, and floor-to-ceiling windows spanning the entire back wall, flooding the space with natural light. The expansive living room is anchored by a sleek linear fireplace, while a built-in bar adds convenience for entertaining. The custom gourmet kitchen showcases walnut cabinetry, quartz countertops, and top-tier appliances, including built-in Wolf double ovens, an induction stovetop, and an integrated Sub-Zero fridge. A concealed pantry with an additional sink enhances functionality. The adjacent dining area is accented by a stunning walnut feature wall, with oversized patio sliders leading to the backyard for seamless indoor-outdoor living. The primary suite offers a private retreat with expansive windows overlooking mature trees. A double-sided fireplace connects the bedroom to the spa-inspired ensuite, which boasts dual sinks, an oversized European walk-in shower, and a deep soaker tub. The finished basement extends the living space with a spacious rec room, in-floor heated epoxy concrete floors, a bedroom with a full ensuite, plus two additional bedrooms and a full bathroom. Designed for outdoor enjoyment, the backyard features a covered composite deck, an expansive concrete patio, and a built-in putting green. Concrete retaining walls create a third upper terrace, complete with a sliding fence for additional off-street parking ...

Other 6.17 Ft x 10.92 Ft

Recreational, Games room 19.58 Ft x 16.92 Ft

Furnace 6.17 Ft x 9.58 Ft

Bedroom 13.75 Ft x 9.67 Ft

Bedroom 13.58 Ft x 9.92 Ft

Bedroom 11.33 Ft x 16.33 Ft

Living room 23.25 Ft x 18.50 Ft

Dining room 15.25 Ft x 11.50 Ft

Kitchen 20.42 Ft x 9.83 Ft

Pantry 6.58 Ft x 9.58 Ft

Other 16.17 Ft x 6.75 Ft

Primary Bedroom 16.17 Ft x 15.25 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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See

**Mirror**

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4pc Bathroom 8.67 Ft x 5.08 Ft  
3pc Bathroom 8.08 Ft x 5.00 Ft

2pc Bathroom 7.92 Ft x 4.58 Ft  
5pc Bathroom 9.00 Ft x 22.17 Ft