



# 2419 4 Avenue Calgary Alberta

\$1,549,000

**\*\*4,230 sq.ft. of DEVELOPED SPACE | 4-BED | 3.5-BATH | REAR DETACHED GARAGE | HOME OFFICE | TIMELESS DESIGN w/ CUSTOM MILLWORK | 5-MIN COMMUTE DOWNTOWN\*\*** Welcome to this exquisite custom home at the end of an idyllic tree-lined West Hillhurst street. Classic design elements grace every corner, including vaulted ceilings, black walnut hardwood flooring, crown molding, wainscoting, custom millwork throughout. The experience begins with a spacious home office bathed in natural light, sliding French doors, and a coffered ceiling. Adjacent, the grand formal dining room connects to the kitchen through a walkthrough pantry and coffee station. The large kitchen, a culinary delight, features granite countertops, an oversized island, stunning custom hood fan, 6-burner gas range, and stylish two-tone cabinetry. The great room centers around a cozy gas fireplace with a mission-style mantle, flanked by wall-to-wall built-in cabinets. Completing the main floor, you'll find a convenient mudroom, a discreet 2-piece powder room, and a welcoming breakfast nook for leisurely mornings. Upstairs, the grand primary suite is bathed in sunlight, featuring a 5-piece ensuite with luxurious steam shower, and a spacious walk-in closet. Two additional bedrooms, each with walk-in closets, offer ample space for your family. An elegant 5-piece main bath and a dedicated laundry room round out the upper floor. The basement presents a fourth bedroom with a walk-in closet, a 5-piece bath, and an expansive family room with a wet bar, setting the stage for family gatherings and movie nights. A sizeable storage area keeps everything organized. Step into the fully landscaped backyard, with mature trees and underground sprinkler system. A detached garage adds convenience and functionality. This meticulously maintained single-owner home boasts California shutters, radiant heated floors, high end applianc...

Recreational, Games room 27.50 Ft x 23.25 Ft

Bedroom 12.42 Ft x 13.17 Ft

5pc Bathroom 6.50 Ft x 7.50 Ft

Kitchen 11.75 Ft x 18.33 Ft

Dining room 13.33 Ft x 15.33 Ft

2pc Bathroom 5.75 Ft x 5.25 Ft

Other 5.92 Ft x 8.17 Ft

Primary Bedroom 17.17 Ft x 17.33 Ft

Bedroom 11.92 Ft x 16.50 Ft

Bedroom 11.42 Ft x 16.50 Ft

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**RE/MAX REAL ESTATE  
(CENTRAL)**

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Living room 17.00 Ft x 16.50 Ft

Office 10.75 Ft x 13.17 Ft

Foyer 7.25 Ft x 21.75 Ft

5pc Bathroom 8.33 Ft x 11.75 Ft

5pc Bathroom 12.67 Ft x 11.17 Ft

Laundry room 5.17 Ft x 10.17 Ft