



2537 4 Avenue Calgary Alberta

\$1,325,000

Nestled in the prestigious West Hillhurst community, this newly constructed single-family home is just a stone's throw away from downtown, Kensington, Bowness, and beyond. Unlike typical infills, this property features a 30' wide homesite on a serene street adorned with mature trees, emanating a timeless charm. Offering 3078 sq. ft. of luxurious living space, including a fully finished basement and double detached garage, this home offers a grand entrance highlighted by towering floor-to-ceiling windows. Inside, you'll discover exquisite customizations, including sleek staircase railings, soaring 10-foot main floor ceilings, and an elegant built-in bench. The state-of-the-art gourmet kitchen is an entertainer's dream with its expansive 8'-6"x4' island, premium built-in appliances, and a generous 20-foot countertop. The spacious dining room, designed for 8 or more guests, and a secluded pocket office with stylish double barn doors add to the home's functionality. Ascending to the upper level, you'll find the full primary suite, an oversized laundry room, and spacious secondary bedrooms. Luxurious details abound, with the primary ensuite featuring a custom 10m tile-glass shower, a stand-alone soaking tub, and dual sinks with quartz countertops. The expansive 962 sq. ft. finished basement, with a lofty 9-foot ceiling, includes a 4th bedroom, an auxiliary office/flex room, a full entertainment lounge, and a well-appointed wet bar. The south-facing backyard promises memorable BBQs and festive gatherings during sunnier days. This home is a confluence of sophistication and comfort, a testament to impeccable craftsmanship and design. The West Hillhurst community offers a perfect blend of everyday convenience and leisurely living, with schools and shops just around the corner. Kensington, a buzzing neighborhood known for its chic boutiques, eateries, and cafes, is also near...

Recreational, Games room 11.33 Ft x 43.42 Ft

Bedroom 12.33 Ft x 11.00 Ft

4pc Bathroom 9.00 Ft x 5.00 Ft

Exercise room 9.17 Ft x 10.42 Ft

Kitchen 13.67 Ft x 15.67 Ft

Dining room 13.67 Ft x 10.50 Ft

Foyer 10.50 Ft x 11.42 Ft

2pc Bathroom 7.00 Ft x 5.50 Ft

Primary Bedroom 12.00 Ft x 16.00 Ft

5pc Bathroom 8.67 Ft x 16.00 Ft

Bedroom 10.83 Ft x 11.75 Ft

Bedroom 10.17 Ft x 10.92 Ft

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RE/MAX

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

773 Glenmore rd , Calgary, British
Columbia, V1V 3B9

Phone: (403) 850-6722
ctimos@telus.net

Great room 14.50 Ft x 17.00 Ft

Office 7.00 Ft x 10.17 Ft

Other 7.00 Ft x 9.33 Ft

4pc Bathroom 10.17 Ft x 5.00 Ft

Laundry room 10.17 Ft x 5.92 Ft