



818 Hillcrest Avenue Calgary Alberta

\$3,399,000

Welcome to 818 Hillcrest Ave. Situated in the heart of Mount Royal, this 4 bedroom home offers over 4300 sq ft of developed space. The gracious, centre hall plan features 10 foot ceilings throughout the main floor & new contemporary lighting at the entrance. Enjoy a family dinner in the large, light filled dining room with new chandelier. Across the hall is the wonderful formal living room with gas fireplace & french doors leading out to front balcony. Large kitchen with built-in china cabinet, granite countertops with top of the line appliances including new dishwasher & refrigerator. Large butler's pantry joins the dining room to the kitchen. The inviting kitchen eating area is light filled & it is the perfect spot to grab a quick weekday breakfast or a large family weekend brunch. Great built-ins with desk. Access to the rear BBQ deck, patio & backyard. Intimate family room perfect for gathering around the TV & features a second gas fireplace. Ascend the wide, gracious staircase to the second floor with 9' ceilings. Large primary bedroom with amazing city views. 3rd gas fireplace creates special place to lounge in bed on weekend mornings enjoying the view. Gorgeous fully renovated ensuite with heated floors & his & hers walk-in closets. Gorgeous office dividing the 2 additional bedrooms. 5 piece family bathroom & upper laundry. The lower level features 9' ceilings, a large recreation room, 4th bedroom, 4 piece bathroom with new carpeting throughout. Spacious mudroom with lots of storage complete the lower level. Attached, lower level oversized garage. Newly epoxied & slat storage system in the garage. 2 new A/C units have been installed, new central vacuum, 95% efficiency boiler, hot water tank & water softener. New front landscaping, gemstone lights which can be set by wifi. New security cameras + front & rear doorbell cameras. House has been newly painted th...

Primary Bedroom 17.92 Ft x 15.75 Ft
 Bedroom 13.25 Ft x 12.92 Ft
 Bedroom 14.50 Ft x 12.67 Ft
 Office 10.58 Ft x 10.25 Ft
 Laundry room 8.50 Ft x 6.42 Ft
 5pc Bathroom 11.83 Ft x 11.33 Ft

4pc Bathroom 9.67 Ft x 4.92 Ft
 Other 11.83 Ft x 9.50 Ft
 Living room 15.92 Ft x 14.08 Ft
 Dining room 22.17 Ft x 16.00 Ft
 Kitchen 16.25 Ft x 15.17 Ft
 Other 22.00 Ft x 11.50 Ft

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CIR

REALTY

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5pc Bathroom 17.42 Ft x 5.42 Ft

Family room 18.00 Ft x 15.42 Ft

Recreational, Games room 20.75 Ft x 14.42 Ft

Foyer 14.08 Ft x 6.92 Ft

Bedroom 13.42 Ft x 13.25 Ft

2pc Bathroom 7.92 Ft x 5.92 Ft