



0 Hamilton Heights Mews Rural Foothills County Alberta

\$2,095,000

Discover an extraordinary home nestled in the exclusive community of Hamilton Heights, located just minutes from Calgary. Prepare to be captivated by this modern walk-out bungalow the moment you arrive. Enduring materials like rubber roofing, brick & wood-style accents enhance the exterior. Step into the foyer & you'll be greeted by the expansive family room with panoramic windows that perfectly frame the breathtaking vistas. This room is defined by its striking full-height, tiled gas fireplace with floating benches on both sides. The spacious layout features soaring 10' to 14' ceilings, hardwood flooring that runs seamlessly throughout the shared living spaces, exceptional high-end light fixtures & all window coverings are primarily remote-controlled. Next to the foyer is a glass-enclosed flex room with glass barn doors that allow natural light to fill the space. The chef-inspired kitchen features full-height custom cabinets, a large island with an under-mount silgranit sink, quartz countertops, tiled backsplash, a custom-built hood fan with floating shelves on either side, S/S luxury brand Fisher & Paykel appliances including a gas cooktop, a built-in wall oven & microwave, a French door refrigerator & a built-in double drawer dishwasher. The dining area extends out & is surrounded by windows offering views in every direction. Step through the patio doors onto the spacious balcony. Off the kitchen is a walk-through butler's pantry connecting to the dual-purpose laundry/mudroom. The main floor half bath is discretely tucked away. On the opposite side of the house is the primary suite, with luxurious carpeting, a counter area with a wine fridge, large windows & a standout accent wall. The high-end finishes continue in the spa-like ensuite, featuring a floating vanity with double sinks, oversized tile & glass shower & a striking free-standing soaker tub strategically...

Family room 25.00 Ft x 13.50 Ft

Recreational, Games room 27.75 Ft x 16.08 Ft

Bedroom 13.75 Ft x 10.33 Ft

Bedroom 12.67 Ft x 11.33 Ft

Kitchen 13.75 Ft x 12.25 Ft

Pantry 7.33 Ft x 7.08 Ft

Den 12.17 Ft x 10.92 Ft

Laundry room 15.17 Ft x 8.33 Ft

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

Listing Presented By:



Originally Listed by:
Realty 2000 Inc.



Real Estate Professionals Inc.

202, 5403 CROWCHILD TRAIL
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102
cm.mackenzie@shaw.ca

Other	10.83 Ft x 7.00 Ft	Other	30.58 Ft x 13.67 Ft
Wine Cellar	14.00 Ft x 6.75 Ft	Other	19.75 Ft x 5.58 Ft
Storage	11.67 Ft x 3.83 Ft	Living room	17.92 Ft x 16.58 Ft
2pc Bathroom	5.92 Ft x 4.83 Ft	Dining room	12.92 Ft x 10.00 Ft
Exercise room	14.92 Ft x 12.25 Ft	Primary Bedroom	16.17 Ft x 13.92 Ft
4pc Bathroom	10.33 Ft x 8.92 Ft		