



## 2416 4 Avenue Calgary Alberta

\$2,299,900

| BRAND NEW CUSTOM 2-STOREY DETACHED HOME | 4 BEDS | 4.5 BATHS | OVERSIZED 4 CAR GARAGE | OVER 4,300 SQFT OF LIVING SPACE | BONUS ROOM | CENTRAL VAC SYSTEM | AC UNIT | UPGRADED TANKLESS WATER SYSTEM | BASEMENT HEATED FLOOR BOILER SYSTEM | MUDROOM DOG WASH STATION | Welcome to a stunning custom-built luxury home in the well-known luxurious community West Hillhurst offering over 4,300 sqft of living space, tastefully designed with 4 bedrooms and 4.5 bathrooms. The modern architectural design complements the exterior entrance with stunning metal cladding detail, and modern stone feature designs enhance the floor-to-ceiling windows with a black and off-white stucco appearance. This home is like no other, including a detached 4-car garage with an upgraded third full-sized garage door for multi-use convenience, accessing your fully landscaped private backyard oasis. As you enter the main floor, you'll be greeted by an open concept floor plan curated for all your needs, featuring white oak hardwood upgraded on all three floors with oversized windows flooding the home with natural light. At the heart of the home, the chef's kitchen showcases top-of-the-line Jenn-Air appliances, upgraded quartz countertops, a backsplash and a hood fan with a custom island featuring its breakfast nook table. The home is dressed with Delta and Brizo Artesso fixtures throughout. A full-sized pantry and a second butler's pantry provide additional prep and storage space, including a separate full-sized freezer and convection oven. The formal dining area and main floor full-sized wet bar are conveniently located with easy indoor to outdoor backyard access, making it easy to accommodate gatherings. Additional highlights include a main floor office upgraded with floor-to-ceiling glass walls, an exclusive alabaster lighting package, interior & exterior speakers, solid wooden 8ft doors, built-in walk...

Recreational, Games room 19.83 Ft x 29.75 Ft

3pc Bathroom 5.00 Ft x 10.92 Ft

Exercise room 10.17 Ft x 13.67 Ft

Bedroom 12.17 Ft x 10.92 Ft

Other 10.58 Ft x 7.08 Ft

Pantry 6.25 Ft x 10.00 Ft

Other 5.33 Ft x 9.58 Ft

2pc Bathroom 5.25 Ft x 7.42 Ft

6pc Bathroom 16.83 Ft x 12.67 Ft

Bedroom 10.67 Ft x 13.58 Ft

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Listing Presented By:



Originally Listed by:  
Real Broker



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|-------------|---------------------|--------------|---------------------|
| Office      | 11.83 Ft x 9.92 Ft  | 3pc Bathroom | 8.83 Ft x 6.67 Ft   |
| Living room | 20.58 Ft x 20.25 Ft | Bedroom      | 12.00 Ft x 10.08 Ft |
| Other       | 17.33 Ft x 14.67 Ft | 4pc Bathroom | 10.33 Ft x 5.83 Ft  |
| Pantry      | 4.33 Ft x 9.92 Ft   | Laundry room | 6.58 Ft x 9.17 Ft   |
| Dining room | 11.17 Ft x 20.42 Ft |              |                     |