



# 5528 Dalhart Hill Calgary Alberta

\$849,900

NEW PRICE!!!! INCREDIBLE HOME PRICED TO SELL FAST. Step into the realm of elegance with this meticulously updated luxury residence in the sought-after neighborhood of Dalhousie, NW. This two-story marvel boasts almost 2,200 square feet of developed space. and boasts a premier location in popular West Dalhousie. Walk to shopping centers, parks, C-train Station and the esteemed University of Calgary. As you arrive, the home's distinguished curb appeal immediately captures attention, featuring smart panel trim and batten board details, all framed by a charming front porch and enhanced with durable vinyl siding. Enter through the front door , thoughtfully designed to maintain organization and flow into the central staircase. The intelligently laid out main floor is divided into two distinct areas: to the right, a radiant living room with a custom-built fireplace and expansive windows, connected seamlessly to an impressive kitchen fitted with shaker-style cabinets, a large island, quartz countertops, and high-end stainless-steel appliances. Opposite, the formal dining area radiates sophistication, accented by an exquisite chandelier and optimal natural lighting. Sliding barn doors open to another practical mud area, handy laundry space, and a quaint powder room. Ascend to the upper level where the master suite serves as a private retreat, spacious enough for a king-sized bed, featuring a farmhouse-style wall, an elaborate walk-through closet, and a luxurious 4-piece ensuite with dual sinks, a standalone shower, and a dedicated makeup area. This floor also hosts two additional large bedrooms that share a well-appointed bathroom. The lower level offers a sprawling recreation area complete with a wet bar and study space, along with two more bedrooms with proper egress windows and a third full bathroom. The outdoor space is as expansive as it is beautiful, highlighted by...

Primary Bedroom 15.58 Ft x 10.67 Ft  
 Bedroom 11.50 Ft x 13.33 Ft  
 Bedroom 11.42 Ft x 10.25 Ft  
 4pc Bathroom 8.08 Ft x 5.00 Ft  
 4pc Bathroom 11.25 Ft x 6.08 Ft  
 Other 8.17 Ft x 4.58 Ft

Family room .08 Ft x 10.58 Ft  
 Furnace 8.00 Ft x 5.00 Ft  
 Bedroom 10.83 Ft x 9.58 Ft  
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 Living room 15.58 Ft x 14.33 Ft  
 Dining room 11.50 Ft x 16.67 Ft

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Listing Presented By:



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Hall 10.42 Ft x 5.08 Ft

3pc Bathroom 8.50 Ft x 4.92 Ft

Recreational, Games room 10.17 Ft x 10.58 Ft

Kitchen 13.75 Ft x 8.83 Ft

Other 12.75 Ft x 6.25 Ft

2pc Bathroom 4.17 Ft x 6.25 Ft