

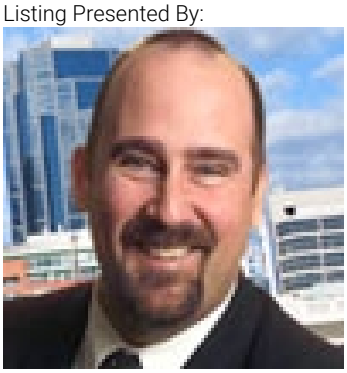
# 2235 6 Avenue Calgary Alberta

$2,775,000

A rare offering from award-winning boutique builder Dream Ridge Custom Homes, created in collaboration with McDowell Architecture and Martine Ast Interior Design, this warm modern masterpiece showcases exceptional design, elevated craftsmanship and an extraordinary level of detail. Welcome to an exceptional residence where refined design, effortless indoor-outdoor living and thoughtful functionality come together in one of West Hillhurst's most coveted settings. A striking arched front door introduces a sophisticated centre hall plan, with a private formal office and elegant dining room featuring custom arched wall panelling. The dining area flows seamlessly into a luminous living room, where matching millwork, custom built-ins and a gas fireplace create a warm and inviting focal point. At the heart of the home, the gourmet kitchen is as beautiful as it is functional, showcasing rich walnut cabinetry, expansive stone countertops, a generous eat-up island, beverage fridge, integrated Sub-Zero refrigerator, Wolf 6-burner gas range, Asko dishwasher and thoughtfully concealed appliance storage. A well-appointed butler's pantry connects conveniently to the mudroom and oversized triple garage with boiler in-floor heating. Sliding glass doors open to a covered rear deck complete with built-in heaters, extending the entertaining season well beyond summer. The expansive, irrigated backyard offers exceptional space for children, gardening and outdoor gatherings, complemented by an exterior wood burning fireplace for memorable evenings under the stars. An extra-wide staircase and generous landing lead up to three beautifully appointed bedrooms, each with its own ensuite. The private primary retreat is thoughtfully separated from the secondary bedrooms and features direct access to the laundry room. The spectacular 6pc ensuite offers heated floors, a steam shower, deep soaker ...

Family room 32.50 Ft x 15.25 Ft
Exercise room 9.58 Ft x 13.25 Ft
Furnace 15.83 Ft x 6.08 Ft
Storage 7.83 Ft x 15.58 Ft
Bedroom 9.83 Ft x 12.75 Ft
3pc Bathroom 7.25 Ft x 12.25 Ft
Den 13.00 Ft x 13.42 Ft
Foyer 7.17 Ft x 13.00 Ft
Other 8.33 Ft x 7.25 Ft
2pc Bathroom 5.58 Ft x 5.25 Ft
Laundry room 8.00 Ft x 8.17 Ft
Primary Bedroom 13.00 Ft x 16.00 Ft

Listing Presented By:



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Kitchen 14.00 Ft x 16.00 Ft

Dining room 20.00 Ft x 10.50 Ft

Pantry 5.00 Ft x 7.25 Ft

Living room 20.00 Ft x 16.50 Ft

Bedroom 11.67 Ft x 12.33 Ft

Bedroom 12.08 Ft x 13.42 Ft

3pc Bathroom 8.67 Ft x 11.08 Ft