



## 2609 7 Avenue Calgary Alberta

\$1,895,000

Welcome to this stunning executive family home situated under a canopy of trees in the coveted West Hillhurst. This home is sure to impress, boasting over 4,460 sq.ft. of developed living space with fine European finishes, a gracious 24ft vaulted foyer, and oak hardwood floors. The low maintenance front yard offers automatic underground sprinklers and lush perennials. A front porch is ideal to relax on and welcomes you as you make your way inside to a spacious foyer and large office that is separate from the main living areas for the utmost privacy. A spacious formal dining room showcases coffered ceilings, while an inviting living room is highlighted by custom built-ins and a gorgeous gas fireplace. Culinary enthusiasts will love the gourmet kitchen with solid maple custom cabinets, high-end appliances (Miele, Dacor and Sub-Zero), and walk-through pantry with access to the large mudroom. The extensive centre island features granite counters and ensures ample room for entertaining as everyone gathers around. A dramatic curved staircase leads up to a full bathroom and three generous bedrooms, including the primary, all with walk-in closets. The tranquil primary retreat with downtown views from the sitting area features a 2-way fireplace that leads to the lavish 6pc ensuite complete with Grohe fixtures, in-floor heat, jetted soaker tub and glass-enclosed shower. A convenient upstairs laundry room includes storage, sink, and wraps around to a gorgeous balcony that overlooks the front street. The fully developed lower presents heated floors, an extensive rec room with custom media built-in and wet-bar. Two generous bedrooms, one ideally functioning as a home gym, along with a full bath complete the level. Extend your outdoor living in the south-exposed backyard. Dinners on the outside deck extends your space for entertaining or you can relax and unwind after a long day o...

Family room 20.50 Ft x 17.08 Ft

Bedroom 14.33 Ft x 12.08 Ft

Bedroom 13.33 Ft x 11.75 Ft

4pc Bathroom .00 Ft x .00 Ft

Kitchen 18.75 Ft x 10.33 Ft

Dining room 14.83 Ft x 12.08 Ft

Other 11.67 Ft x 9.00 Ft

2pc Bathroom .00 Ft x .00 Ft

Laundry room 11.17 Ft x 5.17 Ft

Primary Bedroom 18.25 Ft x 13.92 Ft

Bedroom 13.00 Ft x 11.42 Ft

Bedroom 13.00 Ft x 11.50 Ft

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#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141

darylcarlson@shaw.ca

Breakfast 8.17 Ft x 6.08 Ft

Living room 18.58 Ft x 15.17 Ft

Office 13.92 Ft x 13.00 Ft

4pc Bathroom .00 Ft x .00 Ft

6pc Bathroom .00 Ft x .00 Ft