



# 2705 5 Avenue Calgary Alberta

\$2,298,888

MOVE IN BY CHRISTMAS!! Don't miss your chance to own this ULTRA LUXURIOUS DETACHED home by Govind Luxury Homes, coming to WEST HILLHURST! With lots of space for your family, you'll be impressed with the thoughtful design and all the high-end finishes and features across 5 beds, 6.5 baths, and bright, spacious living areas! We're going to quickly run out of room to tell you about all the incredible features of this home, so be sure to VISIT THE MULTIMEDIA LINKS FOR A FULL VIEW OF THE HOME, including floorplans & spec list! MAIN FLOOR FEATURES: Large open foyer with walk in closet, slatted oak wall, main floor bedroom or office w/ custom closet & 3-pc ensuite - elegant powder room - ultra-modern kitchen w/ full-height shaker cabinets, oversized island, quartz countertops, gas cooktop, & a large WALK-IN PREP PANTRY with a second fridge, prep sink, and built-in shelving, stunning over-sized Panelled Fridge & WINE TOWER - living room w/ built-in media/TV wall & gas fireplace - fully equipped mudroom w/ bench/hooks, built-in millwork, & huge walk-in closet - front & rear concrete patios. SECOND FLOOR FEATURES: Bright bonus room - primary suite w/ high vaulted ceiling, extra-large walk-in closet, & 5-pc ensuite w/ freestanding soaker tub, ultra-long vanity w/ dual sinks & quartz counter, & curbless shower w/ full tile - two junior suites w/ walk-in closets & 4-pc ensuites w/ modern vanities & fully-tiled tub/shower combos. LOWER LEVEL FEATURES: Expansive media & rec space for your family w/ full wet bar w/ island - fully loaded home gym with sports flooring & glass wall - guest room/fifth bedroom w/ walk-in closet - contemporary 3-pc bath w/ STEAM SHOWER & modern finishings. EXTERIOR FEATURES: Triple car detached garage, front & rear exposed aggregate patios, Hardie board and board & batten siding, & brick detailing. Consistently ranking among Calgary's most desirable in...

Bedroom 15.08 Ft x 12.25 Ft

Exercise room 14.83 Ft x 11.42 Ft

Recreational, Games room 27.08 Ft x 19.83 Ft

Furnace 10.83 Ft x 8.67 Ft

3pc Bathroom 9.83 Ft x 7.92 Ft

Living room 17.33 Ft x 16.92 Ft

Bedroom 11.83 Ft x 11.67 Ft

Study 8.92 Ft x 5.00 Ft

2pc Bathroom 6.42 Ft x 5.00 Ft

3pc Bathroom 8.67 Ft x 4.92 Ft

Primary Bedroom 17.17 Ft x 14.92 Ft

Other 10.83 Ft x 8.50 Ft

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

Listing Presented By:



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RE/MAX House of Real Estate

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**RE/MAX Realty Professionals**

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**Kitchen** 21.92 Ft x 8.75 Ft

**Other** 11.00 Ft x 4.83 Ft

**Dining room** 11.83 Ft x 10.83 Ft

**Other** 12.25 Ft x 4.92 Ft

**Bedroom** 11.75 Ft x 11.50 Ft

**Bedroom** 12.58 Ft x 12.17 Ft

**Bonus Room** 11.67 Ft x 10.92 Ft