



# 2719 5 Avenue Calgary Alberta

\$1,479,000

This exceptional home offers over 3,500 sq. ft. of fully finished living space, thoughtfully designed to meet the needs of modern living with a touch of luxury. The expansive layout provides ample room for family life, entertaining, and personal retreat while blending timeless elegance with contemporary flair. Step inside to discover the heart of the home—a luxuriously high-end open main floor with colours of perfections, and seamless transitions between the living, dining, and kitchen areas. The chef's kitchen features high-end appliances, sleek cabinetry, and a spacious center island, perfect for hosting casual meals. Floor-to-ceiling windows fill the space with natural light, offering a seamless connection to the sunny south-facing patio and backyard, creating an inviting indoor-outdoor flow. Upstairs, the second floor hosts three bedrooms, including two with private ensuites and walk-in closets. The third level is a master retreat, complete with extra windows that showcase breathtaking city views, a custom walk-in closet, and a spa-inspired ensuite with dual vanities, a deep soaker tub, and an oversized shower. The private rooftop patio is a standout feature, ideal for quiet mornings or evenings spent enjoying the skyline. The fully finished basement offers even more functionality with a dedicated glass-enclosed gym providing a private space for your workouts, while the rec room, complete with a wet bar, is perfect for movie nights or casual gatherings. The fifth bedroom is a versatile space, ideal for guests or as a private office. Custom floor outlets make it functional and adaptable to your needs. The extra-deep backyard is a private oasis, complete with a south-facing patio and ample green space. The double detached garage is wired for electric vehicles. Nestled in the desirable West Hillhurst neighbourhood, this home is located near river pathways, Edwort...

- Den 4.19 M x 2.90 M
- Other 4.29 M x 2.36 M
- Primary Bedroom 5.01 M x 4.72 M
- 5pc Bathroom 3.94 M x 3.05 M
- Family room 5.77 M x 4.50 M
- Exercise room 3.53 M x 2.80 M

- Dining room 4.06 M x 3.18 M
- Living room 4.55 M x 4.24 M
- 2pc Bathroom 2.19 M x 1.70 M
- Laundry room 3.33 M x 1.60 M
- Bedroom 4.24 M x 3.94 M
- Bedroom 3.33 M x 3.10 M

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### RE/MAX Realty Professionals

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Furnace 3.53 M x 1.73 M

Bedroom 3.94 M x 3.15 M

Kitchen 6.30 M x 4.57 M

Bedroom 3.18 M x 2.87 M

4pc Bathroom 3.10 M x 1.50 M

5pc Bathroom 3.68 M x 3.23 M