



320 15 Street Calgary Alberta

\$2,265,000

Proudly presenting "The Anya" - an Elegant and Luxurious Residence located in the heart of sought-after Hillhurst. Situated a short stroll to vibrant Kensington Village & the Bow River Pathway System, this modern one-of-a-kind custom family home is a model of quality, craftsmanship & artistry. Masterfully constructed, "The Anya" offers 4,650 SF of exquisitely designed living space showcasing estate-level features including 6 bedrooms, 6 bathrooms (4 ensuites), 2 laundry rooms, a WALK-OUT BASEMENT & TRIPLE GARAGE. The meticulous layout provides generous living spaces & lifestyle flexibility ideal for multi-generational living & aging-in-place. The stunning main floor boasts an abundance of glass allowing natural light to flood the open-concept kitchen, dining, & living areas. The gorgeous kitchen combines beauty & function featuring sophisticated micro-shake cabinetry by an award-winning millwright, Jenn Air appliances, premium quartz countertops & backsplash, striking white rift-cut oak island & walk-in pantry. The dining room's dramatic chandelier & living room's sleek fireplace further elevate this inspired space. A versatile front room provides a welcoming space for a cozy workstation or additional storage while a 2nd front flex room is a special offering ideal as a sitting room, home office or library & when needed as a bedroom complete with full ensuite & walk-in closet. A convenient powder room, laundry room & mudroom complete the main floor. A graceful white oak staircase leads to the upper level where two secondary bedrooms each enjoy a private ensuite & walk-in closet. The serene primary suite offers a beautifully customized closet & a spa-inspired ensuite with dual vanities, steam shower, in-floor heating & opulent stand-alone tub. A lovely bonus room & 2nd laundry room with sink, folding counter & linen storage perfect this outstanding family level. The ...

Bedroom 13.33 Ft x 16.00 Ft

Bedroom 11.58 Ft x 14.67 Ft

4pc Bathroom Measurements not available

3pc Bathroom Measurements not available

5pc Bathroom Measurements not available

Family room 14.75 Ft x 15.58 Ft

Laundry room 7.92 Ft x 6.00 Ft

Primary Bedroom 13.33 Ft x 16.42 Ft

Other 14.83 Ft x 8.67 Ft

3pc Bathroom Measurements not available

Bedroom 12.58 Ft x 12.17 Ft

Bedroom 11.75 Ft x 13.33 Ft

Recreational, Games room 27.00 Ft x 27.67 Ft

2pc Bathroom Measurements not available

Other 13.00 Ft x 12.92 Ft

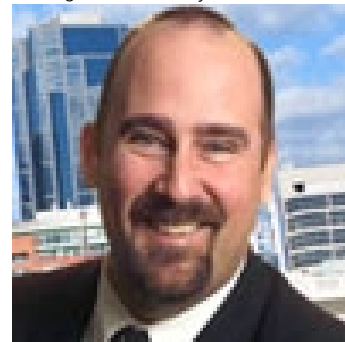
Dining room 11.17 Ft x 12.08 Ft

4pc Bathroom Measurements not available

Foyer 8.58 Ft x 8.92 Ft

Kitchen 12.00 Ft x 22.50 Ft

Listing Presented By:



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RE/MAX Realty Professionals

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

Phone: 403-259-4141
darylcarlson@shaw.ca