

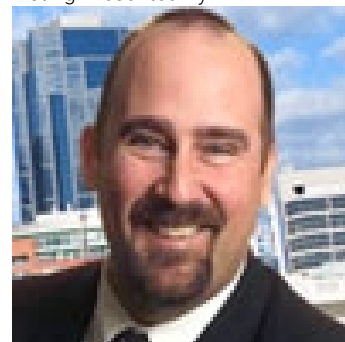


# 860 Hillcrest Avenue Calgary Alberta

\$6,250,000

Architectural gem seamlessly merging contemporary design with luxurious living in coveted Upper Mount Royal. The attention to detail is evident at every turn, showcasing the meticulous craftsmanship and thoughtful design that define this residence built by custom homebuilder Monogram Homes. Upon arrival, the home's striking facade captivates with its clean lines and expansive windows. A grand entrance greets with soaring ceilings and an open-concept layout effortlessly flows from one space to another. The interior combines warm, natural elements with modern finishes. Rich hardwood floors provide an elegant foundation while the expansive use of glass allows for an abundance of natural light to flood the rooms. The epitome of luxury, the dream kitchen exudes opulence from the gleaming countertops and exquisite cabinetry to the state-of-the-art appliances and custom fixtures, no expense has been spared in crafting this culinary masterpiece. The expansive island serves as a focal point and elevates the space to new heights paired with a dining nook. The convenient Butler's Pantry creates elevated hospitality with an abundance of storage and elegant functionality including a sink, 2nd dishwasher, wine fridge, and built-in espresso machine. Every handle, hinge, and hardware piece is carefully chosen to complement the overall aesthetic. The formal dining room features a glass wall and floor-to-ceiling windows offering breathtaking views of the surrounding landscape. The home's living room is spacious yet intimate with a fireplace that creates a cozy ambiance. A main floor flex-room tucks away as a multipurpose sanctuary offering endless possibilities; music, yoga, sitting room, or a 2nd home office. Flow effortlessly to the outdoor patio and the large treed yard. The primary suite is a sanctuary featuring a custom built-in coffee/Champagne bar, a double-sided fireplace, a...

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**RE/MAX Realty Professionals**

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3pc Bathroom 9.75 Ft x 7.25 Ft

Bedroom 12.67 Ft x 12.75 Ft

Bedroom 10.33 Ft x 11.92 Ft

3pc Bathroom 10.00 Ft x 7.25 Ft

Other 13.92 Ft x 10.17 Ft

Recreational, Games room 16.92 Ft x 31.92 Ft

Dining room 17.17 Ft x 12.33 Ft

Office 14.08 Ft x 13.33 Ft

Breakfast 14.42 Ft x 10.75 Ft

Kitchen 21.50 Ft x 15.25 Ft

Pantry 15.50 Ft x 6.50 Ft

Family room 18.33 Ft x 15.92 Ft

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

Other 2.83 Ft x 4.17 Ft

Other 13.33 Ft x 13.00 Ft

Furnace 7.50 Ft x 18.50 Ft

Other 12.00 Ft x 11.67 Ft

Living room 14.92 Ft x 14.42 Ft

Other 12.83 Ft x 8.92 Ft

Workshop 15.08 Ft x 19.00 Ft