

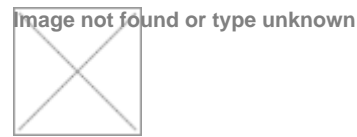


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Century 21 Bamber Realty Ltd
1612 17 Ave SW
Calgary, AB
T2T 0E3

2720 7 Avenue NW, West Hillhurst, Calgary, Alberta, T2N 1A7, Ca

MLS®# A1037909

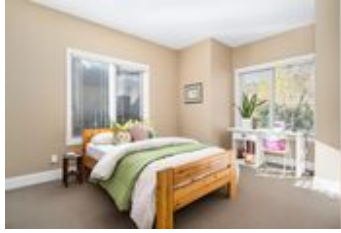


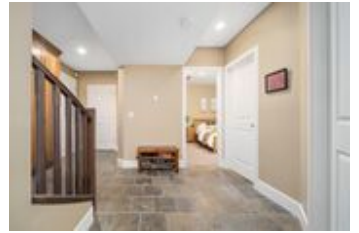
Property Value	\$1,290,000
Type	Detached
Style	2 Storey
Basement	Finished, Full
Parking	Insulated, Concrete Driveway, Double Garage Attached, Garage Faces Front
Year Built	2003
Living Area	2,561 sq.ft.
Lot Frontage	49.93 ft
Lot Size Area	5,995 sq.ft.
Bedrooms	4
Bathrooms	4 full & 1 half

Description

Stunning over 3700 sqft fully finished upgraded family home is nestled in the desirable West Hillhurst community and backing onto the Karl Baker Offleash park. Open concept main floor showcases a beautiful entry with a curved staircase, a front private office, a formal dining room, antique French kitchen with a big center island & gorgeous granite tops, a breakfast nook that runs into a bright and spacious chic living room with a corner gas fireplace. Heated porcelain tile flooring runs throughout the main floor, easy maintenance. The upstairs' owner's suite boasts with natural light, another gas fireplace, walk-in his & her closets, ensuite bathroom with a custom digital spa-shower and a jetted relaxation tub. A private front balcony from the master is a hidden gem and perfect for that morning coffee. Two beautiful guest/kids' bedrooms each with own ensuite and a laundry complete the second floor. Finished basement offers heated floors, a spectacular movie theater room, entertainer's wet bar, extra 4th bedroom, 3 pc shower bathroom and a full home gym with an infrared sauna. This is a smart home with Gigabit ethernet cabling throughout, smart lightning and thermostats, 6 room home music system and more. Huge back yard is surrounded by mature trees provides a perfect space for entertainment and unwinding: starting with a new Azek composite deck, built-in 2017 Beachcomber 8 person hottub, and lots of green space for kids to play or build a garden. Double attached garage with a heated (snow-melted system) driveway is like a cherry on top for dealing with Calgary winters. Book your private tour today!







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