

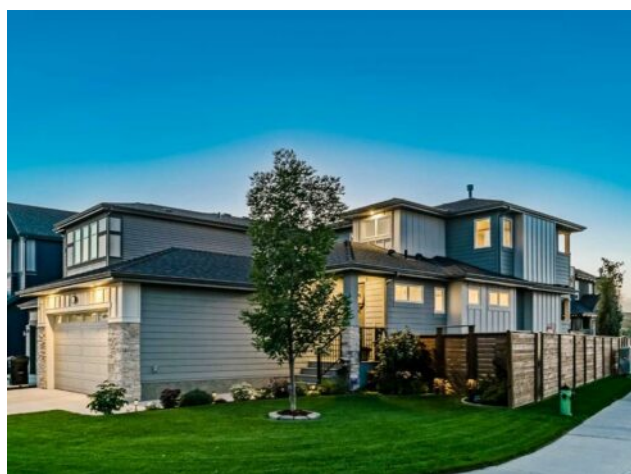


DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
OUELLETTE
ASSOCIATE

780-831-7725
jackadmin@gpremax.com

60 Walcrest Hill SE
Calgary, Alberta

MLS # A2257074



\$965,000

Division:	Walden		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,803 sq.ft.	Age:	2021 (4 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Driveway, Front Drive, Garage		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, City Lot, Corner Lot, Front Yard, Landscaped, Lawn, Private, See		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Cement Fiber Board, Stone, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Primary Downstairs, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar

Inclusions: TV Mounts, Shed

****OPEN HOUSE SAT SEPT 20TH - 12PM TO 2PM**** Welcome to this custom-built California Homes residence, where modern design meets luxurious finishes and captivating views of the city, mountains, and Bow River. With over 2,800 sqft of beautifully finished living space across three levels, this home was designed for both everyday comfort and elegant entertaining. ****Inside, you'll be greeted by 9' ceilings on all three levels, expansive windows, and a light-filled open concept layout. The gourmet kitchen boasts quartz countertops, upgraded white cabinetry, tile backsplash, wall oven with built-in microwave, premium Samsung appliance package with 36" gas range and 4-door French fridge, coffee station with Skylight, pantry wall, garburator, and a large island with pendant lighting. **All exterior doors have triple locking mechanisms, including the one that leads to the partially covered deck overlooking the landscaped backyard, complete with patio, fire pit area, fencing, mature trees, irrigation system, and BBQ gas line. **A striking 42" linear fireplace with remote control and heating function anchors the great room. **The main floor primary suite offers a spa-inspired 5-piece ensuite with oversized tiled shower and walk-through closet with custom built-ins. **Upstairs, a spacious loft with wet bar doubles as a home office or entertainment space, leading to a covered balcony where you can watch Stampede and Canada Day fireworks. A second primary bedroom with ensuite and oversized closet completes the upper level. **The fully developed lower level adds two additional bedrooms with oversized closets, a 4-piece bath, and a bright recreation/media room. **Additional highlights include central air conditioning, central vacuum, water softener system, home theatre rough-in, triple glazed windows, James Hardie siding, and an**

oversized garage. **Set on a desirable corner lot, pride of ownership shines throughout this exceptional home. From its thoughtful design to its premium upgrades, this property is more than a residence, it's a lifestyle**