



\$ 5,850,000.00

860 HILLCREST AVENUE SW CALGARY

<https://paulbrinton.com>

Rare opportunity to own a brand new luxury estate home built on a 100 x 150 lot in the coveted neighbourhood of Upper Mount Royal. This house is truly magnificent right from the awe of its curb appeal to the thoughtful details in using the highest grade in materials selected...

- 6 beds
- 8 baths
- Detached
- Residential
- Active

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BASIC FACTS

Style: 3 Storey

MLS ® #: A1163547

Type: Detached

Bedrooms: 6

Baths Half: 2

Status: Active

Area: 0.00 sq ft

County Or Parish: Calgary

CONDO TYPE: Not a Condo

Post Updated: 2021-11-26 21:14:10

Bathrooms: 8

Bedrooms Above Grade: 4

Date added: 11/26/21

Two Piece Bath: 2

Lot size: 14000 sq ft

Year built: 2021

Parking: Aggregate, Carport, Covered, Double Garage Detached, Drive Through, Driveway, Electric Gate, Enclosed, Off Street, Parking Pad, Triple Garage Attached

PROPERTY FEATURES

Garage YN: Yes

Fireplace: 2

Accessibility Features: Accessible Bedroom, Accessible Central Living Area, Accessible Common Area, Accessible Doors, Accessible Elevator Installed, Accessible Entrance, Accessible Hallway(s), Accessible Washer/Dryer

Community Features: Park, Schools Nearby, Playground, Sidewalks, Tennis Court(s), Shopping Nearby

Total Parking: 5

Flooring:
Carpet, Hardwood, Marble, Stone, Tile

Fireplace Features: Gas, Great Room, Marble, Master Bedroom

Exterior Features: Covered Courtyard, Lighting, Private Entrance, Private Yard, Rain Gutters



Fencing: Fenced

District: CAL Zone CC

Cooling: Central Air,ENERGY STAR Qualified Equipment

Inclusions: Sports simulator

Interior Features: Bar,Bookcases,Breakfast Bar,Built-in Features,Central Vacuum,Chandelier,Closet Organizers,Double Vanity,Elevator,Granite Counters,High Ceilings,Kitchen Island,Natural Woodwork,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Recessed Lighting,Separate Entrance,Soaking Tub,Steam Room,Stone Counters,Storage,Walk-In Closet(s),Wet Bar,Wired for Data,Wired for Sound

Lot Features: Back Yard,Fruit Trees/Shrub(s),Front Yard,Lawn,Low Maintenance Landscape,No Neighbours Behind,Landscaped,Level,Many Trees,Street Lighting,Underground Sprinklers,Paved,Private,Rectangular Lot,Treed,Views

Roof Type: Flat Torch Membrane

Heating Type: Boiler,In Floor,Forced Air,Natural Gas

PROPERTY INFORMATION

Basement: Finished, Full

Levels: Three Or More

Laundry features: Laundry Room, See Remarks, Upper Level

Zoning: RC1

Transaction Type: For Sale

List Price Square Foot: \$ 1,006.33

Title Land: Fee Simple

Photo Count: 48

Rooms Above Grade: 11

Unit Exposure: S

Construction Materials:

Suite: No

Concrete,Manufactured Floor Joist,Silent Floor Joists,Stone,Stucco

Foundation: Poured Concrete

Frontage Metres: 30.48M 100`0"



Appliances: Bar Fridge,Built-In Freezer,Built-**Living Area SF:** 5813.20
In Gas Range,Built-In Oven,Central Air
Conditioner,Dishwasher,Disposal,Double
Oven,Dryer,Freezer,Garage
Control(s),Garburator,Gas
Cooktop,Humidifier,Microwave,Range
Hood,Refrigerator,Washer/Dryer,Washer/Dryer
Stacked,Wine Refrigerator

Subdivision Name: Upper Mount Royal

Structure Type: House

Lot Size Acres: 0.32

Restrictions: None Known

