

**1840 Westmount Boulevard NW  
Calgary, Alberta**

**MLS # A2195936**



**\$2,599,999**

<b>Division:</b>	Hillhurst		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,509 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	7	<b>Baths:</b>	6 full / 1 half
<b>Garage:</b>	Additional Parking, Alley Access, Garage Door Opener, Garage Faces Rear,		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Views		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Cork, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Walk-Up To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bookcases, Built-in Features, Ceiling Fan(s), Closet Organizers, Crown Molding, Double Vanity, French Door, Granite Counters, Jetted Tub, Kitchen Island, Natural Woodwork, No Animal Home, Pantry, Primary Downstairs, Skylight(s), Soaking Tub, Storage, Sump Pump(s), Tankless Hot Water, Tray Ceiling(s), Walk-In Closet(s), Wet Bar

**Inclusions:** Garden Shed, Shelving in Garage

\*OPEN HOUSE Sunday March 16 2-5pm\* Nestled along the riverfront in the heart of Hillhurst, this extraordinary estate is a masterclass in luxury, offering over 5,200 square feet of exquisitely designed living space on a sprawling 8,346 sq. ft. lot. A seamless blend of sophistication and functionality, this seven-bedroom, 6.5-bathroom residence is a testament to craftsmanship, with Brazilian walnut floors, handcrafted woodwork, solid maple doors, and intricate molding lending warmth and refinement throughout. Thoughtfully curated for both grand entertaining and intimate moments, the home boasts four fireplaces, an opulent kitchen outfitted with a Wolf gas range, Sub-Zero refrigeration, and custom cabinetry, as well as spa-inspired bathrooms featuring steam showers, air-jetted soaking tubs, and Japanese toilets. The primary suite, reminiscent of an upscale hotel retreat, offers a tranquil escape with a fireplace, office nook, and a breathtaking ensuite. A fully equipped walk-out basement with heated floors, a secondary kitchen, and additional living space ensures multi-generational comfort or guest accommodations. Expanding the experience beyond its walls, 1,100 square feet of covered decks with cedar ceilings and stamped concrete flooring create a seamless transition to the outdoors, where panoramic river and city views serve as the backdrop for serene mornings and elegant gatherings. A four-car garage with skylights, an expansive driveway, and designated RV parking add practicality to the home's grandeur, while its zoning allows for future expansion or the opportunity to transform the residence into an exclusive bed-and-breakfast retreat. Clad in real stone and designed with every indulgence in mind, this property is more than just a home—it is a rare fusion of architecture, comfort, and timeless elegance in one of Calgary's

most sought-after neighborhoods.