

**5804 Dalkeith Hill NW  
Calgary, Alberta**

**MLS # A2277859**



# \$839,900

<b>Division:</b>	Dalhousie		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,083 sq.ft.	<b>Age:</b>	1968 (58 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Garage Faces Side, Heated Garage, Insulated, Ov		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Corner Lot, Landscaped, Lawn, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Metal Siding , Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Recessed Lighting, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	None		

Truly one of a kind, this stunning home has been completely redesigned by acclaimed designer Martine Ast and was featured in Western Living magazine, showcasing a level of finish that rivals a luxury showhome. With over tons of upgrades, including newer and enlarged front windows, the bright upper level offers hardwood flooring and a seamless open-concept layout connecting the kitchen, living, and dining areas. The striking modern kitchen features custom cabinetry, a large working island with eating bar, and top-of-the-line appliances including a Sub-Zero refrigerator, with direct access to a large private south-facing deck. An additional side entry leads to an east-facing covered porch with access to the backyard and garage, while the upper level is completed by an open office area, two spacious bedrooms, and a 4-piece bath. Downstairs, upgraded railings lead to a large recreation room anchored by a custom gas fireplace and featuring a built-in wine rack, while the lower-level primary retreat offers a large dressing room with exceptional closet space and a spa-inspired 4-piece ensuite with heated floors. Additional highlights include custom storage under the stairs and upper landing, a new hot water tank, an oversized, insulated, and heated garage, and RV parking. Ideally located close to schools, parks, and shopping. Do not miss this gem.