



DON'T GAMBLE WITH YOUR HOME.
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**1840 Westmount Boulevard NW
 Calgary, Alberta**

MLS # A2195936



\$2,599,999

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

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