

\$2,095,000 - 16225, Hamilton Heights Mews, Rural Foothills County

MLS® #A2151564

\$2,095,000

4 Bedroom, 5.00 Bathroom, 2,236 sqft
Residential on 2.51 Acres

NONE, Rural Foothills County, Alberta

Discover an extraordinary home nestled in the exclusive community of Hamilton Heights, located just minutes from Calgary. Prepare to be captivated by this modern walk-out bungalow the moment you arrive. Enduring materials like rubber roofing, brick & wood-style accents enhance the exterior. Step into the foyer & you'll be greeted by the expansive family room with panoramic windows that perfectly frame the breathtaking vistas. This room is defined by its striking full-height, tiled gas fireplace with floating benches on both sides. The spacious layout features soaring 10'™ to 14'™ ceilings, hardwood flooring that runs seamlessly throughout the shared living spaces, exceptional high-end light fixtures & all window coverings are primarily remote-controlled. Next to the foyer is a glass-enclosed flex room with glass barn doors that allow natural light to fill the space. The chef-inspired kitchen features full-height custom cabinets, a large island with an under-mount silgranit sink, quartz countertops, tiled backsplash, a custom-built hood fan with floating shelves on either side, S/S luxury brand Fisher & Paykel appliances including a gas cooktop, a built-in wall oven & microwave, a French door refrigerator & a built-in double drawer dishwasher. The dining area extends out & is surrounded by windows offering views in every direction. Step through the patio doors onto the spacious balcony. Off



the kitchen is a walk-through butler's pantry connecting to the dual-purpose laundry/mudroom. The main floor half bath is discretely tucked away. On the opposite side of the house is the primary suite, with luxurious carpeting, a counter area with a wine fridge, large windows & a standout accent wall. The high-end finishes continue in the spa-like ensuite, featuring a floating vanity with double sinks, oversized tile & glass shower & a striking free-standing soaker tub strategically placed to enjoy the views. Off the ensuite is the dressing room with gorgeous custom cabinets. A second bedroom with a walk-in closet & lavish 4-piece bath completes this floor. Glass-railed stairs lead down to the professionally developed walk-out level, a perfect space for entertaining. This level contains a rec room with wet bar, an island with granite counters, full-height backsplash, wine fridge & double drawer dishwasher. Patio doors open onto the covered deck. A unique wine room is situated to the right of the stairs. For those interested in staying fit, there is a fitness room & a yoga retreat space. A convenient half bath is steps away. If you're looking for the perfect home theater room, your search ends here. The utility room features 2 furnaces, low voltage wiring, instant hot water tank, roughed-in floor heat, & a water softener. Feel secure & protected with the premier security system. The oversized 3-car garage is 10' X 13' 8", almost 14' high, has 8' high garage doors & is set up with rough-in for a furnace. This home is fully covered under THE ALBERTA NEW HOME WARRANTY PROGRAM.

Built in 2022

Essential Information

MLS® #

A2151564

Price	\$2,095,000
Sold Price	\$1,925,000
Bedrooms	4
Bathrooms	5.00
Full Baths	3
Half Baths	2
Square Footage	2,236
Acres	2.51
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	16225, Hamilton Heights Mews
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T1S 4Y1

Amenities

Amenities	None
Parking Spaces	6
Parking	Triple Garage Attached

Interior

Interior Features	Closet Organizers, Double Vanity, Granite Counters, No Animal Home, No Smoking Home, Walk-In Closet(s), Wet Bar, Breakfast Bar, Stone Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Tankless Hot Water, Vaulted Ceiling(s)
Appliances	Dishwasher, Microwave, Range Hood, Refrigerator, Window Coverings, Built-In Oven, Gas Cooktop, Washer/Dryer, Wine Refrigerator, Water Softener
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Decorative, Dining Room, Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	None
Lot Description	Backs on to Park/Green Space, Back Yard, No Neighbours Behind
Roof	Rubber
Construction	Brick, Stucco, Wood Frame, Cement Fiber Board
Foundation	Poured Concrete

Additional Information

Date Listed	July 31st, 2024
Date Sold	December 14th, 2024
Days on Market	136
Zoning	CRA
HOA Fees	165.00
HOA Fees Freq.	MON

Listing Details

Listing Office	Realty 2000 Inc.
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