



THE
A-TEAM

**RE/MAX
FIRST**

1710 49 Avenue, Calgary T2T2T9

MLS®#: **A2116700**

Area: **Altadore**

Listing Date: **04/01/24**

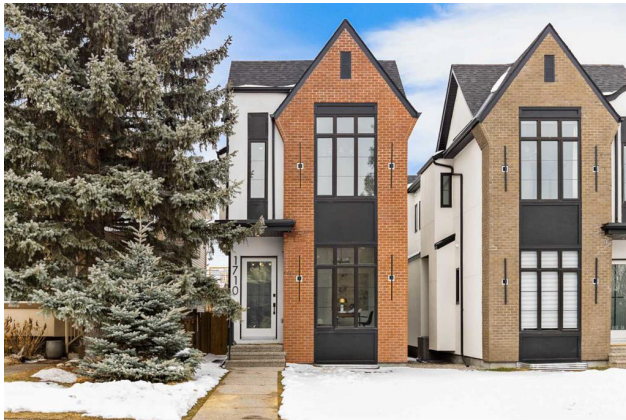
List Price: **\$1,399,000**

Status: **Pending**

County: **Calgary**

Change: **-\$27k, 19-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2024**

Lot Information

Lot Sz Ar: **3,050 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,040**

Low Sqft:

Ttl Sqft: **2,040**

DOM

45

Layout

Beds: **4 (3 1)**

Baths: **4.5 (4 1)**

Style: **2 Storey**

Parking

Ttl Park: **2**

Garage Sz: **1**

Access:

Lot Feat:

Park Feat:

**Back Lane,Back Yard,City Lot,Interior Lot,Rectangular Lot
Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fireplace(s),Forced Air,Natural Gas**
Sewer:
Ext Feat: **Garden,Lighting,Private Yard**

Construction: **Brick,Cement Fiber Board,Concrete,Mixed**
Flooring: **Hardwood,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Built-In Oven,Built-In Refrigerator,Dishwasher,Gas Cooktop,Microwave,Range Hood,Washer/Dryer**
Int Feat: **Bar,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Soaking Tub,Steam Room,Storage,Vaulted Ceiling(s),Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
Office	Main	10`1" x 9`3"
2pc Bathroom	Main	5`9" x 5`0"
Living Room	Main	15`6" x 14`2"
6pc Ensuite bath	Second	11`10" x 9`11"
Bedroom	Second	12`3" x 9`7"
3pc Ensuite bath	Second	9`0" x 5`9"

Room	Level	Dimensions
Kitchen	Main	16`0" x 13`6"
Dining Room	Main	12`3" x 7`8"
Bedroom - Primary	Second	15`6" x 13`1"
Bedroom	Second	12`3" x 9`7"
Laundry	Second	7`6" x 6`0"
4pc Bathroom	Second	8`7" x 5`7"

Laundry
Game Room
Exercise Room
Mud Room

Second
Basement
Lower
Main

7`6" x 6`0"
17`1" x 13`10"
11`9" x 6`7"
6`7" x 4`9"

Bedroom
4pc Bathroom
Foyer

Basement
Basement
Main

11`10" x 11`10"
7`9" x 4`10"
12`0" x 5`2"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

5770AJ

Zoning:
RC2

Remarks

Pub Rmks:

SHOWSTOPPER 2 Storey Detached LUXURIOUSLY FINISHED Modern home with over 2950 SQFT of meticulously planned and finished living space located in the desirable neighborhood of Altadore. Custom built by Utopia Luxury Homes, this home features INTEGRATED MIELE APPLIANCES- built in coffee maker, gas range, convection oven, fridge and freezer. The home is flooded with natural light from the south facing exposure with EXTRA LARGE UPGRADED BLACK INTERIOR WINDOWS. The main floor is thoughtfully designed with a glass enclosed OFFICE, dining room, living room with gas fireplace, powder room, mudroom with custom built-ins and Gourmet Kitchen with an oversized island. The second floor has 9' ceilings with 3 spacious bedrooms ALL WITH DEDICATED ENSUITE BATHS AND CLOSETS. Gorgeous primary bedroom comes with 12-ft VAULTED ceiling, Glamorous spa ensuite with a freestanding soaker tub, a fully equipped walk-in STEAM SHOWER with full-height tile surround and bench, a double vanity and spacious walk-in closet with custom built-ins. Second floor laundry comes equipped with sink and Samsung washer and dryer. Basement has a large wet bar, gym and entertainment room with beautifully crafted built-ins, and a separate bedroom with closet and a full bathroom. Engineered hardwood flooring on all three levels. Quartz countertops. Tons of upgrades including floor, undercabinet, toekick and stair accent lighting. Designer lighting fixtures. Basement is roughed in for in floor heating. Fully landscaped yard with one of a kind curb appeal, fully fenced, fully Finished Double Detached Garage 20' x 20' that backs onto a wide PAVED BACK LANE. Close to schools, parks, off-leash dog park, North Glenmore Park, shopping, and the amenities of Altadore and Marda Loop, this home features every want and desire one would want when looking for a one-of-a-kind, modern, timeless property.

Inclusions:
Property Listed By:

**Miele Coffee maker
CIR Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





