



THE
A-TEAM

**RE/MAX
FIRST**

5020 22 Street, Calgary T2T 5G9

MLS®#: **A2132050**

Area: **Altadore**

Listing Date: **05/21/24**

List Price: **\$1,198,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Semi Detached (Half Duplex)**

City/Town: **Calgary**
Year Built: **2024**

Lot Information
Lot Sz Ar: **3,003 sqft**
Lot Shape:

Access: **Back Lane, Landscaped**
Lot Feat: **Double Garage Detached**
Park Feat:

Finished Floor Area
Abv Sqft: **2,035**
Low Sqft:
Ttl Sqft: **2,035**

DOM

35
Layout
Beds: **6 (3 3)**
Baths: **4.5 (4 1)**
Style: **2 Storey, Side by Side**

Parking
Ttl Park: **4**
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Entrance, Private Yard**

Construction: **Wood Frame**
Flooring: **Carpet, Ceramic Tile, Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Oven-Built-In, Range Hood, Refrigerator**
Int Feat: **Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Soaking Tub, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	13`11" x 12`11"	Kitchen	Main	20`2" x 15`8"
Dining Room	Main	12`11" x 11`10"	Bedroom - Primary	Second	13`0" x 11`11"
Walk-In Closet	Second	8`5" x 6`1"	Bedroom	Second	11`8" x 9`11"
Bedroom	Second	10`0" x 9`10"	Bonus Room	Second	15`8" x 8`9"
Laundry	Second	6`4" x 5`2"	Bedroom	Basement	10`4" x 10`3"
Bedroom	Basement	10`3" x 9`3"	Bedroom	Basement	9`10" x 9`2"

Kitchenette
Laundry
4pc Bathroom
4pc Bathroom

Basement 8`11" x 8`10"
Basement 5`10" x 5`3"
Second 7`7" x 5`11"
Basement 9`11" x 5`10"

Game Room
2pc Bathroom
5pc Ensuite bath
4pc Bathroom

Basement 19`7" x 12`6"
Main 5`6" x 5`0"
Second 16`9" x 8`4"
Basement 8`6" x 4`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-C2

1952 AD

Remarks

Pub Rmks:

Don't miss your chance to own a BRAND-NEW SEMI-DETACHED INFILL with a 3-BED, 2-BATH LEGAL BASEMENT SUITE in ALTADORE! This infill by Alliance Custom Homes is now MOVE-IN READY and offers top-notch finishes & features, including 3,130 sq ft of developed living space across 6 beds, 4.5 baths, a walkthrough pantry, upper bonus room/office space w/ wet bar, and a highly desirable THREE-BED LEGAL BASEMENT SUITE (subject to permits & approval by city). This location is highly sought-after, and homes in this area don't stay on the market long. Altadore is the ideal location for young families looking to be close to parks, schools, and amenities - you're only a couple of blocks away from Flander's Park, My Favourite Ice Cream Shoppe, and Dr. Oakley Playground, plus you're within easy walking distance to the entire Marda Loop shopping district, River Park and Sandy Beach, and the Glenmore Athletic Fields and Aquatic Centre! The neighbourhood is only 5 km from the downtown core and has public and separate schools, junior high and high schools nearby, and Mount Royal University to the south. The open-concept main floor features a chef's inspired kitchen with ceiling-height custom cabinetry, a built in coffee station with extra storage & decorative shelves, a modern tile backsplash, designer lighting, massive island with ample bar seating with waterfall edges, plus a walkthrough pantry for an ultra-lux aesthetic. The spacious living room centres on a stunning gas fireplace feature wall with a full-height tile surround & built-in cabinetry. Off of this space, you can easily access the rear deck & backyard through dual glass sliding doors, nicely combining your indoor/outdoor living spaces. Finishing off this level, the large dining room offers a custom feature wall and two oversized windows, allowing lots of natural light into the home. Upstairs, the elegant primary suite features a soaring vaulted ceiling, large windows, & a walk-in closet with ample storage. The spa-inspired ensuite is elegantly finished with heated tile floors, quartz countertops, dual undermount sinks, a stand-alone soaker tub, and a stunning glass shower with a built-in bench. Two additional good-sized bedrooms open onto a large BONUS ROOM or OFFICE SPACE, perfect for your family's needs, with a built-in media cabinet and a full wet bar. A 4-pc bathroom with tile floors, a modern vanity and a fully tiled tub/shower combo nicely finishes off the upper floor. With its own private, secure side entrance, the legal basement suite (subject to permits & approval by the city) is an excellent mortgage helper or mother-in-law suite! This open-concept space features a modern kitchen w/ custom cabinetry, quartz countertops, a good-sized living room, a separate laundry room w/ sink, 3 bedrooms, and 2 full bathrooms! Outside, the East-facing backyard is fully fenced w/ a double detached garage, and the front enjoys park views! Don't wait to come and see this beautiful house and make it your family's ideal home today!

Inclusions:
Property Listed By:

n/a
RE/MAX House of Real Estate

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











