



THE
A-TEAM

**RE/MAX
FIRST**

4012 17 Street, Calgary T2T4P4

MLS®#: **A2134250**

Area: **Altadore**

Listing Date: **05/23/24**

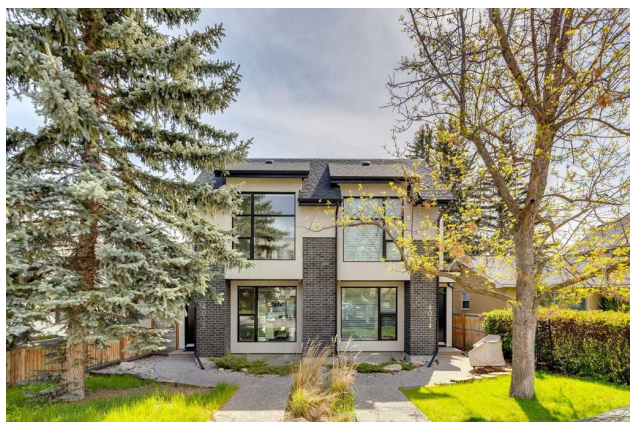
List Price: **\$1,385,000**

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: **2017**

Lot Information
Lot Sz Ar: **3,121 sqft**
Lot Shape:

Access:
Lot Feat: **Lawn, Landscaped, Level**
Park Feat: **Double Garage Detached**

Finished Floor Area
Abv Sqft: **2,508**
Low Sqft:
Ttl Sqft: **2,508**

DOM

33
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **3 Storey, Side by Side**

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air, Natural Gas**
Sewer:
Ext Feat: **Balcony, Private Yard**

Construction: **Brick, Stucco**
Flooring: **Carpet, Hardwood, Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge, Built-In Gas Range, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Washer, Water Softener, Window Coverings**

Int Feat: **Bookcases, Breakfast Bar, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Sauna, Soaking Tub, Walk-In Closet(s), Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	18`0" x 12`6"
Living Room	Main	19`2" x 14`6"
Laundry	Upper	8`4" x 6`0"
Furnace/Utility Room	Basement	18`6" x 14`0"
Bedroom - Primary	Upper	15`0" x 12`6"
Bedroom	Upper	12`4" x 10`0"

Room	Level	Dimensions
Dining Room	Main	14`6" x 12`0"
Foyer	Main	9`6" x 5`0"
Game Room	Basement	15`0" x 14`0"
Bonus Room	Third	25`0" x 15`2"
Bedroom	Upper	12`0" x 10`0"
Bedroom	Basement	11`8" x 10`4"

2pc Bathroom
5pc Ensuite bath
Sauna

Main
Upper
Basement

5`6" x 5`0"
12`6" x 11`0"
7`0" x 5`0"

4pc Bathroom
3pc Bathroom

Upper
Basement

10`6" x 5`10"
10`6" x 8`2"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1611051

Zoning:
R-C2

Remarks

Pub Rmks:

Impeccably designed both inside & out with the finest attention to detail, this custom-built home is spectacular! Located in the heart of Altadore with breathtaking views of downtown. This home offers over 3,400 SqFt of luxurious living space & all the upgrades & extras you can imagine. The timelessly elegant exterior includes stucco siding with perfectly matched brick trim. The main level offers 10' flat ceilings with an open floor plan, engineered oak flooring, stylish gas fireplace, and built-in speaker system throughout the entire home. The kitchen boasts a professional Miele appliance package, Oak cabinetry, Quartz counters, tile backsplash, & massive breakfast bar which is a must for entertaining. The patio doors just off the living room perfectly connect indoor/outdoor entertaining spaces regardless of rain or shine. Upstairs you'll find 9' ceilings and a retreat like no other featuring an intimate master bedroom with elaborate downtown views, bright floor-to-ceiling windows with remote controlled adjustable blinds, double vanity, 6' steam shower, free standing soaker tub & a closet that will be the envy of all your friends. Two additional upstairs bedrooms, perfectly appointed laundry room with built-in cabinetry. The third floor gives you the perfect area to wind down at the end of the day, as an office space, rec room for the children or whatever your lifestyle requires. The lower-level walkout basement consists of an open Rec Room (prewired for projector and sound system), wet bar with mini fridge/wine cooler, built-in cedar sauna, 4th bedroom, 4-piece bathroom & an organized mudroom to accommodate any busy family. The double garage will keep your vehicles warm and dry on those cold winter nights. Other features include basement in-slab heat, water softener, hot water on demand, central air conditioning, central vacuum rough-in, and professionally landscaped yard. The property is networked & ready for home automation with Cat6, speakers & smart thermostats. The party wall was designed by a sound engineer. Don't forget you are just a short walk to the exciting activity of the Marda Loop district and all its restaurants, shopping, grocery stores, and all the other amazing amenities.

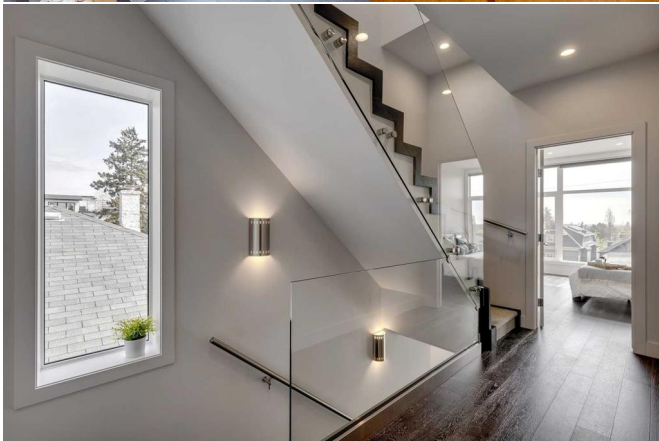
Inclusions:
Property Listed By:

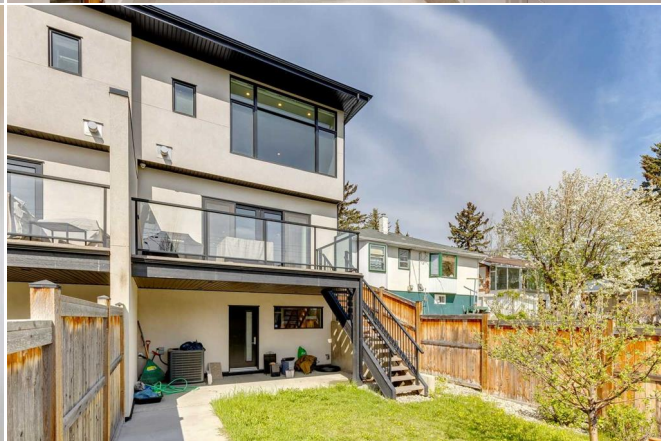
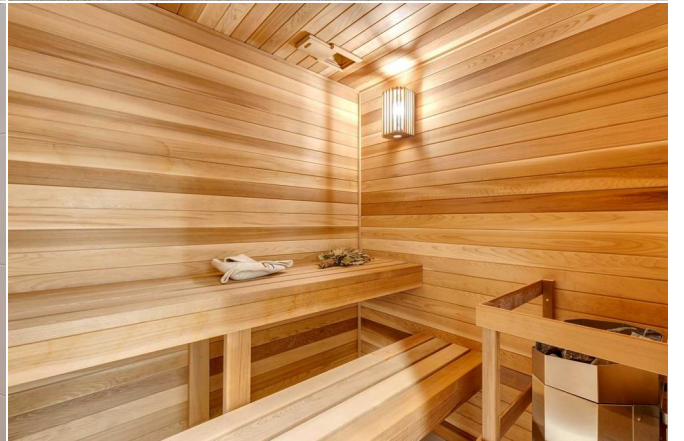
N/A
RE/MAX Realty Professionals

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



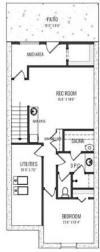






4422 7TH ST SW, CALGARY, AB
 MAIN - 574.35 Sq. Ft. / 100.01 SQ FT
 UPPER - 1043.35 Sq. Ft. / 196.58 SQ FT
 TOP - 481.75 Sq. Ft. / 89.61 SQ FT
 BUNG TOTAL - 2099.45 Sq. Ft. / 375.21 SQ FT
 FACED AREA - 574.35 Sq. Ft. / 100.01 SQ FT
 UNFACED AREA - 1445.10 Sq. Ft. / 265.20 SQ FT

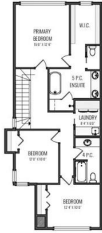
ATTACHED SINGLE FAMILY
 RESIDENTIAL DEVELOPMENT - 100% DEVELOPMENT OF ZONATION



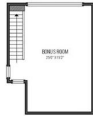
BASEMENT PLAN



MAIN FLOOR PLAN



UPPER FLOOR PLAN



TOP FLOOR PLAN