



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**4008 15 Street, Calgary T2T 4A9**

MLS®#: **A2141930**

Area: **Altadore**

Listing Date: **06/20/24**

List Price: **\$2,450,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2005**

Lot Information

Lot Sz Ar: **5,995 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,777**

Low Sqft:

Ttl Sqft: **2,777**

DOM

**10**

Layout

Beds: **5 (3 2 )**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

**Back Lane,Back Yard,Fruit Trees/Shrub(s),Front Yard,Lawn,Landscaped,Street Lighting,Underground Sprinklers,Rectangular Lot,Treed**  
**220 Volt Wiring,Alley Access,Double Garage Detached,Garage Door Opener,Garage Faces Rear,Heated Garage,Insulated,Oversized,Side By Side**

Utilities and Features

Roof: **Rubber**

Heating: **In Floor,Forced Air,Natural Gas**

Sewer:

Ext Feat: **BBQ gas line,Lighting,Private Yard,Rain Gutters**

Construction:

**Composite Siding,Stone**

Flooring:

**Carpet,Hardwood,Stone,Tile**

Water Source:

Fnd/Bsmt:

**ICF Block,Poured Concrete**

Kitchen Appl:

**Bar Fridge,Central Air Conditioner,Dishwasher,Double Oven,Freezer,Gas Cooktop,Gas Dryer,Humidifier,Microwave,Range Hood,Refrigerator,Warming Drawer,Washer,Window Coverings**

Int Feat:

**Bookcases,Breakfast Bar,Built-in Features,Central Vacuum,Closet Organizers,Crown Molding,French Door,Granite Counters,High Ceilings,Kitchen Island,No Smoking Home,Pantry,Recessed Lighting,Skylight(s),Soaking Tub,Storage,Sump Pump(s),Walk-In Closet(s),Wet Bar,Wired for Data,Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions
<b>Foyer</b>	<b>Main</b>	<b>10`1" x 7`6"</b>
<b>Kitchen</b>	<b>Main</b>	<b>15`3" x 13`6"</b>
<b>Dining Room</b>	<b>Main</b>	<b>15`3" x 12`0"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`7" x 4`11"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>16`10" x 13`7"</b>

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>17`2" x 16`5"</b>
<b>Breakfast Nook</b>	<b>Main</b>	<b>10`1" x 8`0"</b>
<b>Den</b>	<b>Main</b>	<b>15`0" x 13`11"</b>
<b>Mud Room</b>	<b>Main</b>	<b>13`9" x 6`10"</b>
<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>11`2" x 10`8"</b>

<b>Walk-In Closet</b>	<b>Upper</b>	<b>10`8" x 5`2"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>18`8" x 14`1"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>13`4" x 12`2"</b>	<b>4pc Bathroom</b>	<b>Upper</b>	<b>13`4" x 5`10"</b>
<b>Laundry</b>	<b>Upper</b>	<b>9`1" x 8`1"</b>	<b>Storage</b>	<b>Upper</b>	<b>13`11" x 4`6"</b>
<b>Game Room</b>	<b>Lower</b>	<b>23`2" x 14`10"</b>	<b>Bedroom</b>	<b>Lower</b>	<b>14`11" x 14`1"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>14`1" x 13`5"</b>	<b>4pc Bathroom</b>	<b>Lower</b>	<b>7`11" x 5`0"</b>
<b>Furnace/Utility Room</b>	<b>Lower</b>	<b>23`9" x 14`6"</b>			

Legal/Tax/Financial

Title: **Fee Simple**  
 Legal Desc: **148HE**

Zoning: **R-C1**

Remarks

Pub Rmks: **This rare, first-time-to-market elegant family home is situated on a large 50' x 120' lot that presents a unique opportunity to reside in the highly coveted neighbourhood of Altadore. Custom built with exceptional quality and upgrades this 2 storey, 5 bedroom, 3.5 bathroom, 3951 sqft living quarter home is perfect for the larger family. Your spacious great room has a wall of windows overlooking the sunny back gardens and offers plenty of room to gather by the wood-burning stone fireplace or dine at the kitchen table. Hardwood floors, wainscoting and a built-in beverage bar that's perfect for entertaining family and friends. The kitchen is a chef's delight with a 4-burner-plus-griddle gas cooktop, a full-sized refrigerator, dual ovens, built-in china hutch and kitchen island topped with solid wood countertop ideal for meal prep. The large dining room features crown moulding and wainscoting that opens up to the adjacent den with vintage style fireplace and built-in bookcases. Upstairs, the staircase and bright skylight lead to three generously sized bedrooms. Your primary bedroom retreat is the perfect place to unwind with its ensuite washroom featuring marble counters, built-in vanity desk, deep soaker tub and oversize shower. A family style washroom and convenient laundry room with scrub sink complete the upper level. The lower level offers heated floors and a large recreational room equipped with built-in Dolby sound system for family movie nights. Two additional large bedrooms and full washroom provide ample space for guests or family members. The custom wine cellar ensures your collection is perfectly stored with controlled temperature. High-end upgrades include central air conditioning, high efficiency furnace, in-floor heating, zoned irrigation system, and insulated ICF foundation. Newly updated items in 2024 include new paint, lighting and carpet. Outside, professionally designed perennial gardens and beautiful mature trees surround the property, complemented by an underground irrigation system ensuring effortless maintenance. A two-tier concrete aggregate patio in the sunny backyard extends your living space and invites outdoor gatherings and relaxation. For car or outdoor enthusiasts, the oversized heated two-car detached garage features over-height doors and a finished attic storage space, offering plenty of room for vehicles and equipment. Upgraded exterior finishes include 50 year hail-proof slate-look rubber roofing and durable Hardie board fibre cement siding. This exceptional family home is ideally located close to all levels of public and private schools. Close to parks, playgrounds, bike paths, dog-park and a short walk to trendy Marda Loop with its shops, cafes and restaurants. Easy access to major roadways and downtown. Classic charm with contemporary amenities, this exceptional family home is available for quick possession and ready to be the perfect backdrop to your family's next chapter.**

Inclusions: **Second freezer**  
 Property Listed By: **Sotheby's International Realty Canada**

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























