



THE
A-TEAM

**RE/MAX
FIRST**

4317 16 Street, Calgary T2T 4J1

MLS®#: **A2144698**

Area: **Altadore**

Listing Date: **06/27/24**

List Price: **\$1,099,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

2,010

Year Built:

2022

Low Sqft:

Ttl Sqft:

2,010

Lot Information

Lot Sz Ar:

3,100 sqft

Lot Shape:

DOM

5

Layout

Beds:

4 (3 1)

Baths:

3.5 (3 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

2

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Yard,Lawn,Landscaped,Level,Rectangular Lot

Double Garage Detached

Utilities and Features

Roof: **Asphalt Shingle**

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

Sewer:

Ext Feat: **None**

Construction:

Brick,Wood Frame,Wood Siding

Flooring:

Carpet,Hardwood,Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Dryer,Garage Control(s),Gas Stove,Microwave,Oven,Range,Refrigerator,Washer,Window Coverings

Int Feat:

Granite Counters,High Ceilings,No Smoking Home,Soaking Tub,Sump Pump(s),Wet Bar

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Family Room	Main	13`5" x 13`5"	Kitchen	Main	21`8" x 14`1"
2pc Bathroom	Main		Living Room	Main	13`5" x 12`7"
Mud Room	Main	10`5" x 7`4"	Bedroom - Primary	Second	19`3" x 12`8"
5pc Ensuite bath	Second		4pc Bathroom	Second	
Laundry	Second	7`6" x 6`3"	Bedroom	Second	15`1" x 9`10"

Bedroom
4pc Bathroom
Bedroom

Second
Basement
Basement

13`5" x 11`9"

10`8" x 11`8"

Living Room
Exercise Room

Basement
Basement

15`11" x 18`6"

11`4" x 8`3"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-C2

85AG

Remarks

Pub Rmks: *****Enjoy experiencing this beautiful home through our innovative 3D tour***. Just steps away from Rundle Academy and Altadore School, this 2022 new build is ready to move into. Upon entry to this home, you'll immediately be impressed with white walls, light maple hardwood floors and 9 ft tall ceilings. Off to your right, you will discover an open and inviting dining room with a gorgeous feature wall. Continue into the home, where you'll find an open and bright kitchen that has a large quartz island with breakfast bar that seats four, stainless steel appliances, lots of countertop space, pantry and soft close cupboards. The kitchen looks onto the family room that is situated by a large west window that enjoys sunlight throughout the day. You'll love the beautiful brick fireplace that runs all the way up to the ceiling complete with built in floating shelves. The back entry is private with a closed off door and has a locker area, bench and closet for coming in through your double car detached garage. Step outside into the west facing backyard to enjoy the cement patio and grassy area. Back inside, take the harwood stairs up to find three big bedrooms, including a primary bedroom that has an exquisite feature wall, a barn door and a tranquil spa-like ensuite with heated floors, an upscale soaker tub & oversized shower with rain head, body sprayers and an adjustable wand shower head. At the top of the stairs there is a convenient work area that enjoys natural light from a large window and is the perfect place for those who want to work from home. Completing the top floor is a laundry room that has it's own sink and lots of enclosed cupboards for storage. Downstairs, you will find a large open living room perfect for the big screen TV and family/friend gatherings that has it's own custom built-in bar area for drinks and snacks. There is an enclosed gym area with glass window and mirrors, a 4th bedroom with big window & walk in closet and 4 pce bath. The basememt was finished by the builder and carries the same standards of the top two floors. Other upgrades include A/C, in-floor heat in the basement and built in speakers on every level. This home shows a 10/10 and is full of custom finishings that sets it apart from the rest. Altaodre is a walkable neighbourhood that offers so much including local coffe shops & restaurants, River park, Sandy bech, easy transit options and a quick downtown commute. This is the home and location that you've always wanted!**

Inclusions:
Property Listed By: n/a
RE/MAX Landan Real Estate

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







