



THE
A-TEAM

**RE/MAX
FIRST**

1937 48 Avenue, Calgary T2T 2T3

MLS®#: **A2160521**

Area: **Altadore**

Listing Date: **08/26/24**

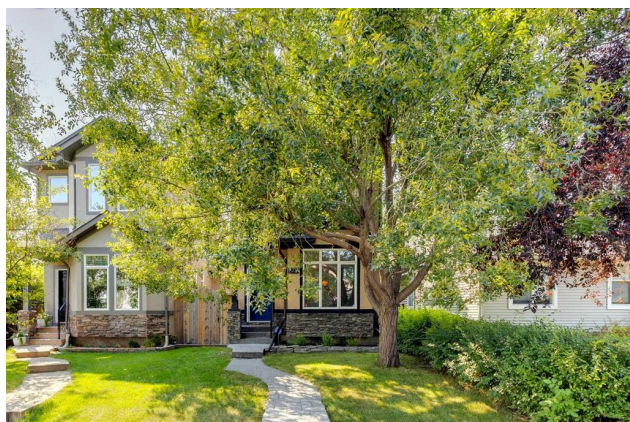
List Price: **\$999,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2004**

Lot Information

Lot Sz Ar: **3,078 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,950**
Low Sqft:
Ttl Sqft: **1,950**

DOM

23
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Lawn,Landscaped,Rectangular Lot**
Park Feat: **Double Garage Detached**

Utilities and Features

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

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Freezer,Garage Control(s),Gas Stove,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Bookcases,Breakfast Bar,Built-in Features,Central Vacuum,Closet Organizers,Crown Molding,Double Vanity,French Door,Granite Counters,High Ceilings,Jetted Tub,Kitchen Island,Open Floorplan,Recessed Lighting,Soaking Tub,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	13`9" x 11`3"
Living Room	Main	14`4" x 11`0"
Foyer	Main	8`0" x 5`0"
Game Room	Basement	21`6" x 6`8"
Furnace/Utility Room	Basement	14`0" x 7`8"
Bedroom	Upper	11`0" x 9`7"

Room	Level	Dimensions
Dining Room	Main	12`0" x 11`4"
Family Room	Main	16`10" x 16`0"
Media Room	Basement	20`8" x 14`10"
Laundry	Upper	5`8" x 4`4"
Bedroom - Primary	Upper	16`0" x 13`9"
Bedroom	Upper	13`5" x 10`6"

Bedroom
4pc Bathroom
5pc Ensuite bath

Basement
Basement
Upper

12`2" x 10`8"
0`0" x 0`0"
0`0" x 0`0"

2pc Bathroom
4pc Bathroom

Main
Upper

0`0" x 0`0"
0`0" x 0`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2768X

Zoning:
R-C2

Remarks

Pub Rmks:

Lovely 3+1 bedroom home with SUNNY SOUTH BACK YARD on a quiet tree-lined street in sought-after Altadore offering over 2700 sq ft of developed living space. The main level presents hardwood floors, high ceilings & crown moulding, showcasing a front living room that's open to a spacious dining area with built-in hutch & cabinets & ample space to host a family gathering or dinner party. The kitchen is tastefully finished with granite counter tops, island/eating bar, plenty of storage space, built-in computer desk & stainless steel appliances. A family room with cozy fireplace & built-ins is open to the kitchen. Completing the main level is a convenient 2 piece powder room. The second level hosts 3 bedrooms, a 4 piece bath & laundry facilities. The large primary bedroom with vaulted ceiling & fireplace boasts a walk-in closet & lovely 5 piece ensuite with dual vanities, relaxing jet tub & separate shower. Basement development includes media & games rooms, fourth bedroom & 4 piece bath. Other notable features include central air conditioning, vacuum system & new roof in 2022. Outside, enjoy the sunny back yard with patio & hot tub. Parking is a breeze with a double detached garage with epoxy floor, accessed from the paved back lane. The location is ideal - close to River Park, Glenmore Athletic Park, vibrant Marda Loop, excellent schools, shopping, public transit & easy access to Crowchild Trail.

Inclusions:
Property Listed By:

Hot tub, all TV mounts & drapes.
RE/MAX Real Estate (Central)

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





