



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2005 48 Avenue, Calgary T2T 2T6**

MLS® #: **A2160817**

Area: **Altadore**

Listing Date: **09/19/24**

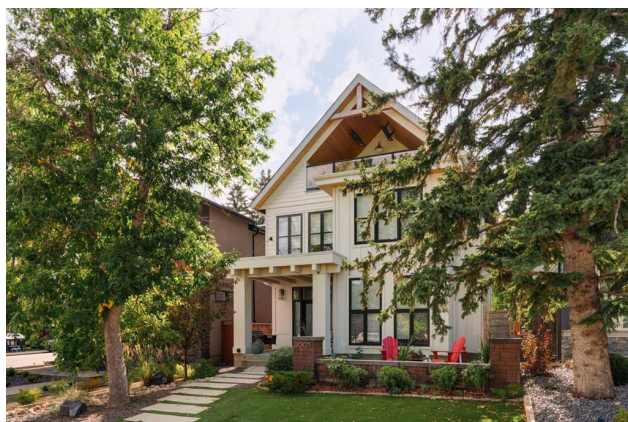
List Price: **\$2,599,000**

Status: **Active**

County: **Calgary**

Change: **-\$191k, 24-Oct**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2017**  
Lot Information  
Lot Sz Ar: **4,477 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **3,682**  
Low Sqft:  
Ttl Sqft: **3,682**

DOM

**63**  
Layout  
Beds: **5 (3 2 )**  
Baths: **3.5 (3 1)**  
Style: **3 Storey**

Parking

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

Access:

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

Utilities and Features

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

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

Kitchen Appl: **Bar Fridge,Built-In Oven,Central Air Conditioner,Dishwasher,Dryer,Gas Stove,Microwave,Range Hood,Refrigerator,See Remarks,Washer,Window Coverings**  
Int Feat: **Bar,High Ceilings**  
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	22`0" x 12`11"
Living Room	Main	16`10" x 14`4"
Foyer	Main	12`4" x 9`0"
Furnace/Utility Room	Third	7`2" x 5`4"
Laundry	Basement	8`6" x 6`4"
Mud Room	Main	14`4" x 6`10"
Pantry	Main	8`0" x 7`0"

Room	Level	Dimensions
Dining Room	Main	21`0" x 10`10"
Den	Main	15`0" x 9`6"
Walk-In Closet	Second	14`0" x 8`2"
Game Room	Basement	25`10" x 17`10"
Laundry	Second	9`8" x 6`2"
Furnace/Utility Room	Basement	12`6" x 11`0"
Family Room	Third	31`0" x 17`0"

Bedroom - Primary  
Bedroom  
Bedroom  
5pc Bathroom  
5pc Bathroom

Second  
Second  
Basement  
Basement  
Second  
18`4" x 14`0"  
16`2" x 13`4"  
13`10" x 12`8"  
13`0" x 5`0"  
10`8" x 8`4"

Bedroom  
Bedroom  
2pc Bathroom  
5pc Ensuite bath

Second  
Basement  
Main  
Second  
13`4" x 13`4"  
15`4" x 13`4"  
5`8" x 5`4"  
18`2" x 11`4"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-C2**  
**1510471**

Remarks

Pub Rmks: **Introducing a breathtaking modern farmhouse situated on the most desirable south-backing street in Altadore. This architectural gem, crafted by the renowned Trickle Creek, embodies the perfect blend of indoor and outdoor living. With a refreshing design that merges style, functionality, and tranquility, this residence sets a new standard of quality. Spanning an impressive 5,250 square feet on a 37’x123’ lot, this remarkable home boasts 5 bedrooms. As you step inside, the allure of white oak hardwood flooring throughout immediately captures your attention, infusing warmth and sophistication into every room. Abundant natural light pours through expansive windows, creating an airy, welcoming atmosphere. Thoughtfully selected built-ins, designer lighting, wall treatments, window coverings, and fixtures enhance the stunning aesthetic, adding an extra touch of luxury. The kitchen is a culinary enthusiast's dream, designed for both daily living and grand entertaining. Equipped with top-of-the-line appliances and a butler's pantry, it ensures unparalleled quality and performance. The sleek design and oversized quartzite/wood block waterfall island make this space as visually pleasing as it is functional. Adjacent to the open-concept kitchen is a formal dining area that flows effortlessly into a cozy living room adorned with a wood-burning fireplace. The front of the home features a tucked-away retreat, providing a serene space for relaxation or a home office. Ascending the floating staircase, you’ll find the primary suite, an oasis of luxury and comfort. This space includes a spacious bedroom, an en-suite bathroom, and a generous closet. The two secondary bedrooms are equally impressive, each with its own spacious closet and a shared bathroom. The top floor loft, with its wood beam ceilings and heated balconies at the front and back, is the perfect setting for a gym or yoga space. The south-facing backyard is an entertainer's dream, complete with a swim spa and sport court, making it ideal for family fun and gatherings. This outdoor oasis is complemented by a blend of hard and soft landscaping, providing a beautiful and functional space for relaxation and play. The lower level serves as a true haven for family entertainment, featuring a media/games room. Additionally, two bedrooms with a shared bath make it perfect for teenagers or guests. For added convenience during the cold winter months, a double garage with access to a paved alley offers the luxury of indoor parking. Situated close to schools, parks, an off-leash dog park, North Glenmore Park, shopping, and the amenities of Marda Loop, this home offers an unparalleled lifestyle in a prime location.**

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

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



