

3901 17 Street, Calgary T2T 4P3

Ext Feat:

Utilities:

MLS®#: A2167136 Area: **Altadore** Listing 09/20/24 List Price: **\$1,699,900**

Status: **Active** County: Calgary Change: None Association: Fort McMurray

Date:



Private Entrance, Private Yard

General Information

Prop Type: Sub Type: City/Town:

Year Built: Lot Information

Calgary

Lot Sz Ar:

Lot Shape:

Access:

Lot Feat: Park Feat:

Residential Detached

2015

5,500 sqft

Ttl Saft: 2.383

Finished Floor Area

Abv Saft:

Low Sqft:

Parking

DOM

Layout

Beds:

Baths:

Style:

55

Ttl Park: 3 3 Garage Sz:

5 (32)

3.5 (3 1)

2 Storey

Back Lane, Back Yard, Corner Lot, Few Trees, Front Yard, Lawn, Landscaped, Rectangular Lot Insulated, Oversized, Triple Garage Detached

2,383

Utilities and Features

Roof: Rubber Construction:

Heating: In Floor, Forced Air, Natural Gas Stucco, Wood Frame, Wood Siding

Sewer: Flooring:

> Hardwood, Tile Water Source: Fnd/Bsmt:

Poured Concrete

Kitchen Appl: Dishwasher, Dryer, Electric Stove, Garage Control(s), Gas Cooktop, Microwave, Microwave Hood Fan, Oven-Built-In, Range Hood, Refrigerator, Washer, Window Coverings Beamed Ceilings, Bookcases, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, Separate Int Feat:

Entrance, Skylight(s), Walk-In Closet(s)

Room Information

Room Level Level **Dimensions** Dimensions Room **Living Room** Main 24`11" x 13`9" Kitchen Main 16`4" x 15`10" **Dining Room** Main 12`11" x 8`7" Den Main 11`11" x 11`9" 2pc Bathroom 5`4" x 4`11" 7`9" x 5`4" Main Fover Main **Mud Room** 7`3" x 6`4" **Bedroom - Primary** 13`0" x 12`2" Main Upper 5pc Ensuite bath Upper 11`5" x 8`8" **Bedroom** Upper 14`3" x 9`7" **Bedroom** Upper 14`3" x 10`2" Laundry Upper 7`0" x 5`1"

Kitchen Lower 12`11" x 10`2" **Family Room** Lower 13'0" x 10'10" 10'2" x 6'8" 6`2" x 5`7" **Dining Room** Lower **Pantry** Lower 4pc Bathroom Lower 11'0" x 5'1" **Bedroom - Primary** Lower 13`10" x 11`0" 6`4" x 5`4" **Bedroom** Lower 12`6" x 11`9" Laundry Lower **Furnace/Utility Room** Lower 11`10" x 7`11" 4pc Bathroom Upper 11`5" x 8`8" Legal/Tax/Financial

Title: Zoning: Fee Simple R-C2

Legal Desc: 463X

Remarks

Pub Rmks:

This modern masterpiece is thoughtfully designed to integrate indoor and outdoor living on every level. It features a unique two-bedroom illegal suite with a private entrance and patio area. This versatile suite offers opportunities for generating rental income or providing independent living for family members. Situated on a corner lot, this open-concept home is filled with natural light thanks to abundant windows. It features a main-floor den and a spacious great room with patio doors opening to a covered outdoor space on two sides, seamlessly extending into the sun-soaked west-facing yard. The European-inspired kitchen is a chef's dream, featuring walnut cabinetry, high-end appliances, and a gas cooktop on the island. Other standout features include a custom walnut mudroom, a stylish powder room, and a spacious living room with an elongated gas fireplace, all set beneath striking 10-foot ceilings. Ascending to the upper floor unveils three bedrooms and a convenient laundry area. The primary bedroom offers captivating downtown vistas and delivers a spacious custom walk-in closet with a skylight: the stylish ensuite features dual sinks and a custom shower. An intimate rooftop patio with a western exposure provides an adaptable outdoor retreat. The lower-level illegal suite features a generous great room with upscale appliances, a sizable island for casual dining, and separate laundry facilities. It is all under lofty 9-foot ceilings with expansive windows, creating a welcoming ambiance. Outside, the landscaping blends mature and newly planted trees and shrubs, enhancing its aesthetic appeal. An insulated and dry-walled oversized triple garage accommodates two vehicles, with the third bay converted into a private studio for immersive "jam sessions" without disturbing the neighbourhood. It's only moments from schools and parks, with the vibrant shops, cafes, and restaurants of Marda Loop easily accessible. Community events further enhance the lively atmosphere of the neighbourhood. With its exceptional design an

Inclusions:

Property Listed By: RE/MAX Real Estate (Central)

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













