



THE
A-TEAM

**RE/MAX
FIRST**

1722 47 Avenue, Calgary T2T 2S2

MLS®#: **A2169055**

Area: **Altadore**

Listing Date: **09/27/24**

List Price: **\$1,749,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2015**
Lot Information
Lot Sz Ar: **4,273 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **2,527**
Low Sqft:
Ttl Sqft: **2,527**

DOM

9
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **3**
Garage Sz: **3**

Access:

Lot Feat: **Back Lane,Back Yard,Low Maintenance Landscape,Landscaped,Level**
Park Feat: **Triple Garage Detached**

Utilities and Features

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

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

Kitchen Appl: **Bar Fridge,Central Air Conditioner,Dishwasher,Dryer,Gas Stove,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Built-in Features,Double Vanity,High Ceilings,Kitchen Island,Open Floorplan,Soaking Tub,Storage,Walk-In Closet(s),Wet Bar**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	17`0" x 14`10"
Dining Room	Main	9`2" x 9`1"
2pc Bathroom	Main	
Bedroom	Upper	13`11" x 12`7"
4pc Bathroom	Upper	
Bedroom	Basement	15`10" x 14`1"
Game Room	Basement	20`3" x 14`0"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	19`0" x 16`1"
Den	Main	11`2" x 5`4"
Bedroom - Primary	Upper	17`0" x 14`7"
Bedroom	Upper	14`7" x 11`11"
5pc Ensuite bath	Upper	
Game Room	Basement	24`5" x 9`10"
4pc Bathroom	Basement	

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

1510531

Remarks

Pub Rmks: ***VISIT MULTIMEDIA LINK FOR FULL DETAILS & FLOORPLANS!* BEAUTIFUL executive home in the sought-after community of Altadore located on an OVERSIZED 35' x 122' lot with a LOW-MAINTENANCE backyard, close to parks, schools, and local coffee shops! Features include 9', 10', and vaulted ceilings, 8' doors, extensive pot-lighting, a work-of-art staircase with quarter-sawn oak railings, central A/C, and much more spread over 3,500 sq ft of developed living space! Main floor features include 10' painted ceilings, wide plank engineered hardwood floors, a private front den w/ large windows and custom oak built-ins, a mudroom w/ tiled flooring, a walk-in closet, a built-in bench, cubbies and hangers, and a stunning powder room. The gourmet kitchen boasts ceiling-height cabinetry, quartz countertops, feature lighting, a large island w/ breakfast bar seating, and upgraded appliances, including a Sub-Zero fridge and freezer and a Wolf gas range. The inviting living room boasts a wood-panelled and tile feature wall framing the gas fireplace, built-ins for additional storage and ample large windows. The upper floor offers 3 large bedrooms & 2 full baths, plus a spacious laundry room with sink & storage. The large main bath features a fully tiled tub/shower & an extended vanity with quartz counters. The primary bedroom has a 2-way gas fireplace with a tiled surround and oak accents, and an ENORMOUS walk-in closet w/ organizers including built-in drawers, shelving, and hanging rods. The bright spa-like ensuite features heated tile floors, a vanity with dual sinks, a free-standing tub, a tiled feature wall, a shower with 10 mm glass enclosure, and a private water closet. The fully-developed basement offers a massive open rec room with a large wet bar w/ a beverage fridge, a WINE DISPLAY cabinet, additional closet and storage space, a spare bedroom, and a 4-pc bath. WALKING DISTANCE to parks, playgrounds, schools, local coffee shops & Marda Loop amenities! Schedule your private viewing today!**

Inclusions: **Heater in Garage, 2nd Bar Fridge in Basement**
Property Listed By: **RE/MAX House of Real Estate**

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











