



THE
A-TEAM

**RE/MAX
FIRST**

2040 48 Avenue, Calgary T2T 2T5

MLS®#: **A2176056**

Area: **Altadore**

Listing Date: **10/29/24**

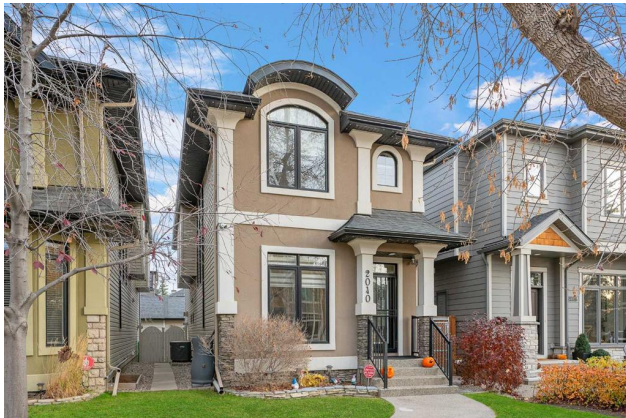
List Price: **\$1,149,900**

Status: **Active**

County: **Calgary**

Change: **-\$50k, 17-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2006**

Lot Information

Lot Sz Ar: **3,056 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,843**
Low Sqft:
Ttl Sqft: **1,843**

DOM

35
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,Low Maintenance Landscape,Rectangular Lot**
Park Feat: **Double Garage Detached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Garburator,Gas Stove,Microwave,Range Hood,Refrigerator,Washer,Water Softener,Window Coverings**
Int Feat: **Bookcases,Breakfast Bar,Built-in Features,Ceiling Fan(s),Double Vanity,High Ceilings,Kitchen Island,Open Floorplan,Quartz Counters,Recessed Lighting,Skylight(s),Soaking Tub,Wet Bar**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	15`9" x 10`8"
Breakfast Nook	Main	8`5" x 7`6"
Foyer	Main	5`11" x 5`6"
Laundry	Upper	6`6" x 5`10"
Furnace/Utility Room	Basement	7`1" x 4`11"
Bedroom	Upper	13`1" x 7`11"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	12`0" x 10`5"
Living Room	Main	16`0" x 13`2"
Game Room	Basement	24`0" x 14`7"
Storage	Basement	10`6" x 5`4"
Bedroom - Primary	Upper	16`0" x 12`2"
Bedroom	Upper	10`5" x 9`2"

Bedroom
3pc Bathroom
5pc Ensuite bath

Basement
Basement
Upper

14`10" x 9`11"
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:

Zoning:
R-CG

3310AH

Remarks

Pub Rmks:

Located in the heart of sought-after Altadore, this 3+1 bedroom Sundance built family home has been beautifully updated & offers over 2600 sq ft of developed living space. The main level presents engineered hardwood floors, high ceilings & updated stylish light fixtures, showcasing a front flex space (perfect for a den/office space) & lovely, renovated kitchen tastefully finished with quartz counter tops, Denca cabinets with under cabinet lighting, eating bar, stainless steel appliances & cozy dining area. Open to the kitchen, is the living room anchored by an upgraded gas fireplace (with temperature control) bordered by built-in cabinets & shelving. A 2 piece powder room completes the main level. An elegant, curved staircase leads to the second level that hosts 3 bedrooms (all with new ceiling fans, upgraded closets & black out blinds), a 4 piece bath with new cabinet & laundry room. The primary bedroom boasts plenty of closet space & a private 5 piece ensuite with dual sinks & new cabinet, relaxing soaker tub & separate shower. The basement has been developed with a recreation/media room with wet bar which is currently utilized as a home gym. The finishing touches to the basement are a fourth bedroom & 3 piece bath. Other notable features include new window coverings on the main level, new bench with storage, recently replaced hot water tank, new central air conditioning & full security system including 6 exterior cameras. Exterior upgrades include new upgraded roof & eavestrough (2024) & gemstone lighting on house & garage. Also enjoy the low maintenance back yard with huge patio & natural gas firepit. Parking is a breeze with a double detached garage with epoxy floor. Also enjoy the ideal location, close to Glenmore Athletic Park, two golf courses, vibrant Marda Loop, excellent schools, shopping, public transit & easy access to Crowchild Trail.

Inclusions:
Property Listed By:

Security cameras, TV & Bracket in basement.
RE/MAX Real Estate (Central)

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







