



THE
A-TEAM

**RE/MAX
FIRST**

2041 48 Avenue, Calgary T2T2T6

MLS®#: **A2190825**

Area: **Altadore**

Listing Date: **01/29/25**

List Price: **\$1,479,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2025**
Lot Information
Lot Sz Ar: **3,000 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,993**
Low Sqft:
Ttl Sqft: **1,993**

DOM

40
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **3**
Garage Sz: **2**

Access:

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **In Floor,Electric,In Floor Roughed-In,Fireplace(s),Forced Air,Natural Gas**
Sewer:
Ext Feat: **BBQ gas line,Lighting**

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

Kitchen Appl: **Bar Fridge,Dishwasher,Gas Range,Gas Water Heater,Humidifier,Microwave,Refrigerator,Washer/Dryer**
Int Feat: **Bar,Built-in Features,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Soaking Tub,Storage,Sump Pump(s),Vaulted Ceiling(s),Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Second	13`5" x 11`11"	Bedroom	Second	13`7" x 10`2"
Bedroom	Second	11`4" x 10`3"	Bedroom	Lower	14`8" x 11`10"
Living Room	Main	14`6" x 12`11"	Kitchen	Main	21`9" x 12`11"
Dining Room	Main	15`7" x 10`10"	Family Room	Lower	27`11" x 14`8"
Laundry	Second	8`6" x 5`6"	2pc Bathroom	Main	5`3" x 4`9"
4pc Bathroom	Second	11`3" x 6`5"	4pc Bathroom	Lower	8`6" x 4`11"
5pc Bathroom	Second	14`2" x 10`1"			

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **1100AJ**

Zoning: **RC2**

Remarks

Pub Rmks: ***Open House on Saturday March 8th 1-3:30 pm***Welcome home to an exceptional new build by inner city Master Builder Palatial homes Ltd. Located on a quite street with south facing backyard in a very desirable community of Altadore.. WALKING DISTANCE to Glenmore aquatic centre, Glenmore athletic park, the Flames community arenas and many schools. Perfect place to raise family and enjoy a contemporary lifestyle with all amenities and shopping nearby. This home offers a unique blend of modern elegance and functional craftsmanship. Enter this custom designed home through the north facing front door into bright and open main floor layout with 10 ft. ceilings and Gleaming natural oak Herringbone hardwood. Central Gourmet chef-inspired kitchen with High end JennAir appliances and Porcelain(not quartz or granite) countertops with ceiling height cabinetry and storage. Cozy living room with natural gas fireplace and built-ins is perfect for everyday family living and holiday gatherings. Extra large tile floored Mudroom is meticulously positioned to keep muddy and snowy shoes out of sight. Upstairs offers 3 very good sized bedrooms. The luxurious master ensuite offers spa-like private retreat with in-floor heating, porcelain countertop double sink vanity , freestanding bath tub and walk-in tile finished shower. Private toilet. Two more good sized bedrooms with jack and jill bathroom. Fully finished basement with bedroom, bar and family room providing extra space for growing family among many other options. Exterior is fully finished with hardie board and stone. Sunny south facing deck is perfect for evening hangouts and BBQs. Double detached rear car garage with paved back lane. Landscaping to be completed in early spring. Call or email for more information.**

Inclusions: **N/A**
 Property Listed By: **URBAN-REALTY.ca**

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







