

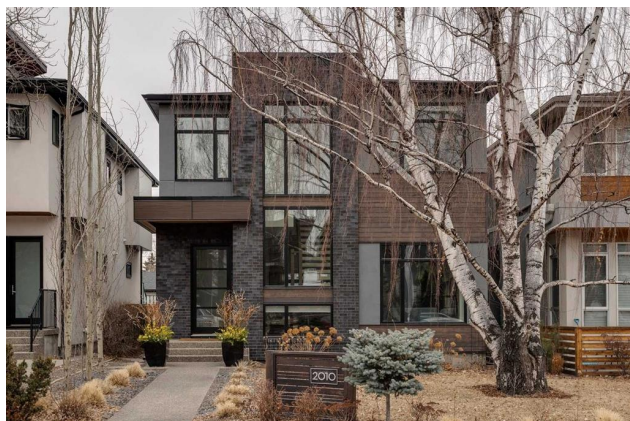


THE A-TEAM

RE/MAX FIRST

2010 48 Avenue, Calgary T2T 2T5

MLS#: A2204294 Area: Altadore Listing: 03/27/25 List Price: \$2,195,000
Status: Pending County: Calgary Change: -\$100k, 15-Apr Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Detached
City/Town: Calgary
Year Built: 2015
Lot Information
Lot Sz Ar: 4,585 sqft
Lot Shape:

Finished Floor Area
Abv Sqft: 2,629
Low Sqft:
Ttl Sqft: 2,629

DOM
27
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, Landscaped, Low Maintenance Landscape, Rectangular Lot, Underground Sprinklers
Park Feat: Alley Access, Garage Door Opener, Heated Garage, Insulated, Triple Garage Attached

Utilities and Features

Roof: Asphalt Shingle
Heating: In Floor, Forced Air, Natural Gas
Sewer:
Ext Feat: Garden, Private Yard
Construction: Brick, Stucco, Wood Frame, Wood Siding
Flooring: Carpet, Hardwood
Water Source:
Fnd/Bsmt: Poured Concrete
Kitchen Appl: Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer, Window Coverings, Wine Refrigerator
Int Feat: Bar, Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Sump Pump(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like 2pc Bathroom, 4pc Bathroom, Kitchen, Great Room, Mud Room, 4pc Bathroom, 5pc Ensuite bath, Dining Room, Den, and Bedroom - Primary.

Bedroom
Bedroom
Laundry
Furnace/Utility Room

Upper
Lower
Upper
Lower

13`1" x 11`1"
10`5" x 10`5"
11`1" x 5`0"
11`8" x 6`8"

Bedroom
Game Room
Foyer

Upper
Lower
Main

15`0" x 11`0"
25`9" x 23`11"
8`7" x 7`3"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1410376

Zoning:
R-CG

Remarks

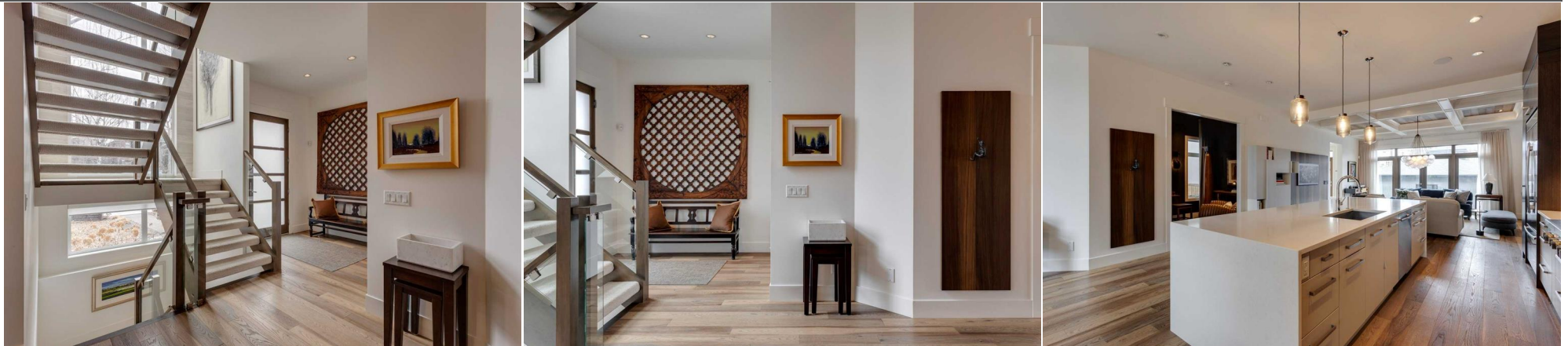
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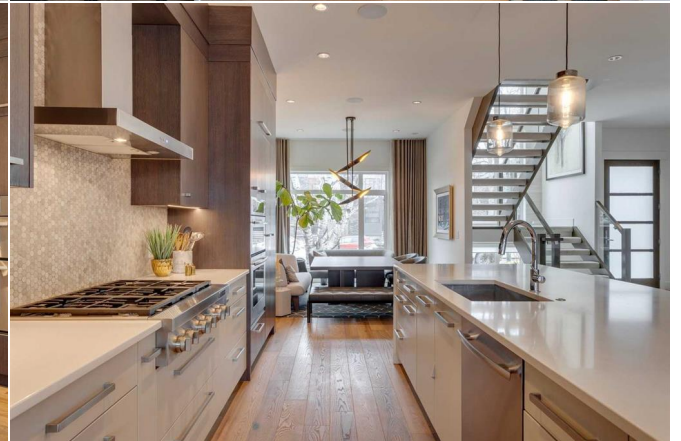
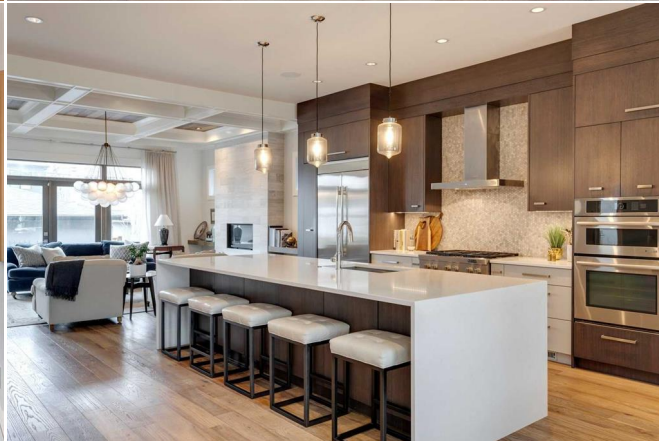
UTTERLY EXQUISITE 3+1 Bedroom Home perfectly situated in sought-after Altadore. Commanding curb appeal set on a wide lot of 37.45 Ft. Frontage, this stunning residence blends a masterful layout with exceptional quality development. Sophistication, warmth & comfort are evidenced throughout making it ideally suited to family living as well as for entertaining. Open Concept main floor showcases 10 Ft. Ceilings, which are Flat Painted (vs knock down) & Wide Plank Oak Driftwood Hardwood Floors. Heart of the Home is the expansive Kitchen showcasing a 11 Ft. Quartz Waterfall Island, Custom Cabinetry by Denca & a Full Height Marble Backsplash. Gorgeous Great Room embodies relaxed elegance with its Coffered Oak driftwood backset Ceiling + Modern Fireplace featuring Ceiling Height Marble. Transition to outdoor space is seamless via the Wall To Wall Windows & Patio door. Inviting Den, Generous sized Mudroom + Polished Powder room complete this level. Magnificent Open Riser Stair Way with Marble Feature Wall welcomes you upstairs. Here one is presented also with Solid Core Doors & Wide Plank Oak Floors + Ceilings of 9 ft. Outstanding Primary Bedroom Retreat presents an oasis with its soothing paneled walls, superb Ensuite + tailored Dressing Room. Both secondary Bedrooms are Large & incorporate substantial Walk-In Closets. Lovely Laundry room conveniently located here with oodles of custom cabinetry storage. Loads more Living in the Lower Level with its Dual Zoned In -Floor Heating throughout the Guest room, Full Bath, Games/Rec area with Home Theatre + Wet Bar. Professionally landscaped yard, Irrigation System + tiered composite deck in back with Fire-bowl offer a no maintenance oasis for your outdoor enjoyment. Exceptional 3 CAR HEATED GARAGE with Epoxy Flooring + Custom Storage / Wall Board. This and the paved lane is a car lover's dream! Of note is the plethora of Built In Custom Storage, Control 4 System, Built In speakers, Central A/C & In Floor Heating in All Full Baths. This dazzling dwelling is walkable to schools, parks, off leash park, + shops/restaurants of Marda Loop. Don't hesitate. Call to view this today!

Inclusions:
Property Listed By:

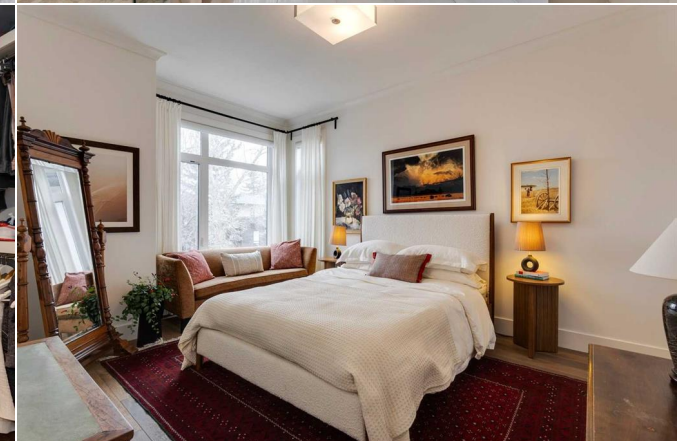
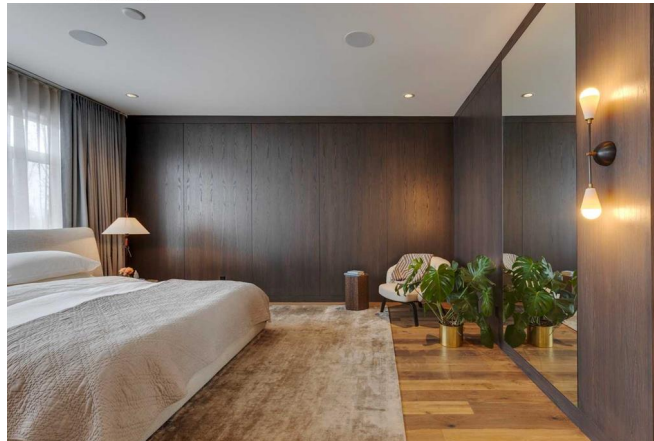
**Firebowl on deck
RE/MAX Realty Professionals**

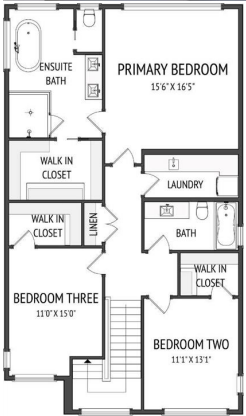
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











UPPER LEVEL



