



GRASSROOTS
REALTY GROUP

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4303 17 Street SW
Calgary, Alberta

MLS # A2227261



\$1,125,000

Division:	Altadore		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,777 sq.ft.	Age:	2010 (15 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Low Maintenance Landscape, Rectangu		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Bookcases, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, High Ceilings, Natural Woodwork, Open Floorplan, Pantry, Skylight(s), Tankless Hot Water, Walk-In Closet(s), Wired for Sound

Inclusions: N/A

Immaculate Custom-Built Detached Home in Altadore – Exceptional Quality Throughout This beautifully crafted detached home offers over 2,600 sq. ft. of refined living space in one of Calgary’s most desirable communities. Built with meticulous attention to detail and high-end materials, this home stands out for its quality and thoughtful design. The exterior features a striking blend of stonework and copper roofing, while inside you’ll find walnut hardwood floors, custom maple railings, and a hand-sculpted staircase. The gourmet kitchen is a chef’s dream with an oversized granite island, soft-close cabinetry, premium Bertazzoni gas range, and a walk-in pantry. The open living area includes a custom built-in wall, gas fireplace, and large windows overlooking the west-facing yard. Upstairs, the luxurious primary suite showcases a tiered tray ceiling, walk-in closet, and a stunning ensuite with steam shower, dual vanities, and clawfoot tub. Two more bedrooms, a 4-piece bath, and a large laundry room complete this level. The professionally finished basement offers 9’ ceilings, a spacious rec room with wet bar, 4th bedroom with sitting area, full bath, and plenty of storage. Built for longevity and comfort, this home includes: in-floor heating, Navien tankless water system, Low-E windows, solid core doors, A/C, integrated sound system, 40-year shingles, and Cat5 wiring. The detached garage is fully finished with epoxy flooring and built-in storage. Located just steps to River Park, top-rated schools, and vibrant Marda Loop amenities. A rare opportunity to own a truly detached, high-quality home in an unbeatable inner-city location.