



**GRASSROOTS**  
REALTY GROUP

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1742 49 Avenue SW  
Calgary, Alberta

MLS # A2231898



**\$1,099,900**

Division:	Altadore		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,889 sq.ft.	Age:	2011 (14 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot		

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

**Features:** Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Recessed Lighting, Skylight(s), Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound

**Inclusions:** Second wine fridge, all mounted TV's, remotes for primary bedroom overhead blind & ceiling fan, gas key for outdoor fireplace, roughed-in vacuum system, irrigation system (as is).

A league of its own! Most infills are not built to this calibre! Located in the heart of sought-after Altadore, sophistication & luxury collide in this 3+1 bedroom home offering over 2700 sq ft of developed living space. The open main level presents rich walnut hardwood floors & 10' ceilings, showcasing a front dining room with ample space to host family & friends & flows into the kitchen that's tastefully finished with a marble waterfall island/eating bar, plenty of storage space & high-end stainless steel appliances. The living room is anchored by a feature fireplace & eye-catching built-ins. A mudroom & 2 piece powder room complete the main level. Ascend the open riser staircase to the second level that hosts 3 bedrooms, a 4 piece bath & laundry facilities. The primary bedroom with soaring 12' ceiling & private balcony features a custom-built walk-in closet & luxurious 5 piece ensuite with dual sinks, relaxing freestanding jetted tub & oversized shower with steam feature. Basement development is the ideal spot for movie or game night includes a large family/media room complete with wet bar & wine & beverage fridges. The finishing touches to the basement are a fourth bedroom & 4 piece bath. Other notable features include central air conditioning & built-in speakers. Outside, enjoy the beautifully landscaped front yard & private back yard with deck & large patio with cozy outdoor fireplace. Parking is a breeze with a double detached. The location is incredibly convenient, close to Glenmore Athletic Park, 2 golf courses, River Park, schools, shopping, public transit & easy access to Crowchild & Glenmore Trails.