



**GRASSROOTS**  
REALTY GROUP

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1904 48 Avenue SW  
Calgary, Alberta

MLS # A2234185



**\$1,599,900**

Division:	Altadore		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,967 sq.ft.	Age:	2025 (0 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	In Floor Roughed-In, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Concrete, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Walk-In Closet(s), Wet Bar		

Inclusions: N/A

Luxury pre-sale opportunity on one of Altadore's most sought-after streets! Right side is sold, last unit remaining. This is your chance to own a brand-new home with the ability to personalize some finishes to your taste. Built by Jerry Homes, and thoughtfully designed with a unique and functional floor plan, this home features a spacious foyer, soaring 10-foot ceilings on the main level, a dining area with custom wood paneling, and a stunning kitchen with a massive 12-foot island and high end built-in appliances, gold accents, and quartz countertops with under-cabinet lighting. The home showcases exceptional craftsmanship including a great room with a custom multi-tier gas fireplace and a mudroom with lots of storage. Upstairs, 9-foot ceilings frame a lavish primary suite with a 5-piece spa-inspired ensuite featuring in-floor heating, a steam shower, and two large walk-in closets, along with two additional bedrooms, a 3-piece bath, and a full laundry room. The fully developed basement offers in-floor heat rough-in, a spacious rec room, wet bar, fourth bedroom, 3-piece bath, and a flexible office or gym space. Additional features include A/C rough-in, built-in ceiling speakers, an alarm system, exterior 360° camera rough-ins, and options for further upgrades. Ideally located near top schools, parks, and the trendy shops and restaurants of Marda Loop, this home offers quiet luxury with unbeatable convenience. Please note that the photos are examples of previous work. Some features shown have been upgraded and can be included in this build at an additional cost, Call today to view this property!