



GRASSROOTS
REALTY GROUP

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3918 16A Street SW
Calgary, Alberta

MLS # A2240433



\$1,775,000

Division:	Altadore		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,448 sq.ft.	Age:	2006 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached, Insulated		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, City Lot, Low Maintenance Landscape, Rectangular Lot, Street Li		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Bookcases, Ceiling Fan(s), Central Vacuum, Closet Organizers, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Skylight(s), Storage, Walk-In Closet(s), Wet Bar, Wired for Sound		
Inclusions:	N/A.		

Welcome to Altadore, one of Calgary's most desired inner-city neighbourhoods! Located on a quiet, sought-after, tree-lined street, this masterfully built, Mid-Century Modern inspired home is sure to impress the most discerning buyer. With a rare walk-out basement & city views from the second floor, this custom-built home has an amazing floor plan with luxurious finishing. The main floor boasts gorgeous walnut flooring, 10' flat ceilings & oversized windows which create a bright, rich & inviting feel. The rare main floor office features coffered ceilings with a beautiful fireplace wrapped in rich walnut built-ins creating a warm sanctuary to showcase your exquisite Herman Miller Eames chairs. The living room features another oversized fireplace with walnut built-ins & is open to the oversized dining room & custom chef's kitchen. The expansive kitchen includes rare Brazilian granite countertops, custom walnut, maple lined cabinetry, a large sit-up island, TWO walk-in pantries & top-of-the-line appliances including: Subzero fridge, gas Wolf cooktop with griddle, 2 built-in Wolf ovens, Asko dishwasher, built-in microwave & garburator. Off this area is a private deck that is perfect for enjoying a glass of wine at the end of a busy day. Completing this floor is a private half bath tucked away for maximum privacy. As you ascend to the second floor, you'll appreciate the extra wide, custom railed staircase, the walnut flooring throughout the hall & bedrooms & the large skylights flooding the second floor with natural light. The primary bedroom is a dream retreat with loads of built-in cabinetry, a huge walk-in closet with custom built-ins & a luxurious ensuite that you'll never want to leave. The spa-inspired 5 piece en-suite includes a double sink vanity, air-jet tub with pillow, walk-in steam shower & separate toilet room. The best part, you'll enjoy sweeping City views & holiday fireworks! Two

additional oversized bedrooms, a 4-piece main bath, & large laundry room with granite counters, sink & plenty of cabinets & closet complete the second floor. The lower level is a rare walk-out with 9' flat ceilings, open rec room with built-in entertainment wall, lovely wet bar with mini fridge, sink & dishwasher, a large 4th bedroom, 3-piece bath, a large storage room & boot room area leading to the back, detached garage. The oversized double detached garage is insulated, painted & has a roughed-in gas line for a future heater if desired. Central A/C, central vac, heated tiled floors, solid core doors & built-in speakers complete the list of extras this executive home offers. This amazing home is located close to River Park, Glenmore Athletic Park, Aforza Tennis Club, Marda Loop's shopping, dining & favorites like Monogram Coffee, My Favorite Ice Cream Shoppe, Original Joes, Distilled Beauty Bar & the Garrison Pub. There are excellent schools nearby including Altadore School, Masters Academy & Lycee Louis Pasteur. Book your private showing today!