



GRASSROOTS
REALTY GROUP

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4211 17 Street SW
Calgary, Alberta

MLS # A2251864



\$2,275,000

Division:	Altadore		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,862 sq.ft.	Age:	2014 (11 yrs old)
Beds:	4	Baths:	4 full / 2 half
Garage:	Triple Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot, Street Lighting, Underg		

Heating: In Floor, Forced Air, Natural Gas

Floors: Carpet, Hardwood, Marble

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Cedar, Composite Siding, Stone, Wood Frame

Foundation: Poured Concrete

Features: Bookcases, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, Natural Woodwork, No Smoking Home, Pantry, Recessed Lighting, Skylight(s), Soaking Tub, Storage, Tankless Hot Water, Walk-In Closet(s), Wet Bar, Wired for Data

Inclusions: Built-In Speakers, Sound System, Projector & Screen, BBQ, 2nd Wine Fridge & 2nd Washer/Dryer

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Exquisite Custom-Built Residence in Prestigious Altadore! Nestled on one of Altadore's most sought-after streets, this masterfully designed home exemplifies unparalleled craftsmanship and attention to detail. With over 4,070 square feet of developed living space, this remarkable property is a true testament to exceptional design and luxury. Every element has been carefully selected to enhance the aesthetic and functional appeal, ensuring an extraordinary living experience. Expansive triple-pane windows flood the interior with natural light, showcasing a thoughtfully executed floor plan. The main floor boasts rich solid oak hardwood floors, a formal dining room, and a private office with custom built-in cabinetry and French doors. The great room, highlighted by an oversized gas fireplace, is the perfect gathering space open to the spacious kitchen, while the adjoining mudroom and powder room add to the home's practicality. The chef-inspired kitchen is a true showpiece, centered around a striking quartz island and equipped with premium Wolf and Sub-Zero appliances. A walk-through Butler's pantry, complete with a second dishwasher, full freezer, and wine fridge, adds convenience and functionality to the space. Upstairs, the serene primary suite offers dual dressing rooms and a lavish ensuite featuring a standalone tub and an oversized steam shower. Two additional bedrooms, each with their own ensuite bathroom, provide ample privacy and luxury. A generously sized laundry room with dual washer and dryer units completes the upper level. The fully developed lower-level features in-floor heating throughout and is designed for both relaxation and entertainment. A spacious media room complete with a 7.1 surround sound system, and a 109-inch projector screen offers the ultimate movie experience. A wet bar, cooled wine room, fourth bedroom with

ensuite, and a fifth bedroom or gym provide versatility and convenience. The professionally landscaped yard is incredible, complemented by an underground sprinkler system, a west-facing backyard with a two-tiered deck, built-in BBQ, creating an ideal setting for outdoor living and entertaining. Perennials, turf grass, very easy to maintain and so green! The triple-car garage with epoxy flooring, extra shelving and storage is also designed to accommodate a lift or have an 9-10ft door, very rare inner-city! Paved lane, walk to Sandy Beach, Coffee shops and restaurants, you will not be disappointed! Rare opportunity to experience refined luxury in one of Calgary's most desirable neighborhoods.