



GRASSROOTS
REALTY GROUP

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4602 17 Street SW
Calgary, Alberta

MLS # A2262877



\$1,275,000

Division:	Altadore		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,006 sq.ft.	Age:	2021 (4 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:	Composite Siding, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

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

Inclusions: Built-in speakers.

Located in a prime location in sought after Altadore, this 3+1 bedroom home offers over 2900 sq ft of living space! The main level presents hardwood floors, high ceilings & plenty of natural light, showcasing the front dining area accentuated by a feature wall & modern light fixture that transitions to the kitchen, tastefully finished with oversized island/eating bar, plenty of storage space (including built-in hutch with wine fridge) & top notch stainless steel appliances. A spacious living room is anchored by a feature fireplace & built-ins. Completing the main level is a 2 piece powder room. The second level hosts 3 bedrooms, a 4 piece main bath & laundry room with sink & storage. The primary bedroom boasts a walk-in closet & luxurious 5 piece ensuite with dual sinks, relaxing soaker tub & oversized glass enclosed shower. Basement development includes a spacious family/media room with custom wet bar & perfect for game or movie night. The finishing touches to the basement are a fourth bedroom & 4 piece bath. Other notable features include central air conditioning, built-in speakers, beautifully landscaped front garden & back yard with patio & access to the double detached garage. The premier location can't be beat & walking distance to River Park & close to schools, shopping, public transit & easy access to Crowchild Trail. Immediate possession is available!