



GRASSROOTS
REALTY GROUP

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2022 50 Avenue SW
Calgary, Alberta

MLS # A2278798



\$1,275,000

Division:	Altadore		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,348 sq.ft.	Age:	2022 (4 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	220 Volt Wiring, Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Siding	Zoning:	RC-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Closet Organizers, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s), Wet Bar, Wired for Sound		
Inclusions:	EV Charger, Window Coverings		

**** OPEN HOUSE SUNDAY JANUARY 25TH**** Welcome to modern farmhouse luxury living in the highly sought-after community of Altadore! This open-concept home showcases exceptional design and craftsmanship throughout, featuring 10' ceilings, wide-plank flooring, and a layout ideal for both everyday living and entertaining. The heart of the home is a beautifully appointed chef's kitchen with high-end stainless steel appliances, expansive quartz countertops, a large island perfect for family meals and hosting, and ample pantry storage, flowing seamlessly into the dining area and a stylish living room highlighted by a modern gas fireplace and feature wall. A spacious mudroom with built-in storage adds everyday functionality, while the striking front entry staircase emphasizes the impressive width of the home and creates a welcoming first impression. Upstairs offers 3 generously sized bedrooms, including a showpiece primary retreat with his-and-hers walk-in closets and a spa-like ensuite featuring a freestanding tub, dual vanities, glass shower, and private water closet, while the additional bedrooms each include spacious closet space and a full bathroom to share, complemented by a thoughtfully designed upper-level laundry room. The fully developed lower level features a large media and recreation room and a dedicated basement office, offering excellent flexibility. Designed for effortless indoor-outdoor living, oversized sliding doors lead to a large backyard deck with added railing, complemented by low-maintenance turf, creating the perfect space for entertaining and relaxing. Recent upgrades include a central air conditioning unit, a garage-installed EV charger, and a water conditioning system, adding comfort and efficiency throughout the home. Finished with premium materials, custom cabinetry, floor-to-ceiling windows, quality appliances and

fixtures, and truly impressive attention to detail, this move-in-ready Altadore home offers an unbeatable lifestyle just steps from shopping, dining, parks, Marda Loop, the dog park, and minutes to downtown.