



GRASSROOTS
REALTY GROUP

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4906 20A Street SW
Calgary, Alberta

MLS # A2283373



\$2,599,900

Division:	Altadore		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,139 sq.ft.	Age:	2027 (-1 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Triple Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Low Maintenance Landscape, Rectangular L		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stucco, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Walk-In Closet(s)		
Inclusions:	N/A		

Coming soon, this exceptional detached residence showcases refined craftsmanship, elevated design, and premium finishes in the heart of Altadore, Calgary's premier inner-city community. Blending timeless architecture with modern sophistication, this luxury home offers an unparalleled lifestyle just minutes from Marda Loop's upscale caf  s, restaurants, and boutique shopping delivering walkable convenience with an exclusive neighbourhood feel. Close to top-rated schools including Altadore, Dr. Oakley, Central Memorial, Rundle Academy, Master's Academy, and Lyc  e International de Calgary, and with quick access to major routes, this address is ideal for families and professionals seeking luxury real estate in Calgary. Step inside to a welcoming, design-forward foyer that sets the tone for the home's elevated interiors. Just off the entrance, a private OFFICE provides a sophisticated workspace perfect for remote professionals or quiet study. The main level unfolds into a stunning great room, anchored by a statement fireplace and designed for both upscale entertaining & relaxed everyday living. Expansive windows invite natural light, enhancing the home's airy yet intimate atmosphere. The chef-inspired kitchen is a true showpiece, featuring WOLF & SUB-ZERO appliances, custom cabinetry, and a substantial quartz island ideal for hosting & gathering. A thoughtfully designed walk-in pantry with prep sink maintains a seamless, clutter-free aesthetic while offering premium functionality. The dining area opens effortlessly to the rear deck, creating a seamless indoor-outdoor luxury living experience perfect for summer entertaining. A beautifully appointed MUDROOM with custom built-ins connects to the rear entry, offering practical elegance, while a discreet powder room completes the main level.

Upstairs, the home continues to impress and balances privacy & comfort. The serene Primary suite is positioned at the front of the home and elevated by a dramatic VAULTED CEILING, a spacious walk-in closet, and a spa-caliber ENSUITE featuring dual vanities, a deep soaker tub, and a glass-enclosed shower. Two additional generously sized bedrooms are paired with private ENSUITES for ultimate convenience. A centrally located laundry room enhances daily ease, while the versatile LOFT AREA offers an elegant bonus space ideal for a media lounge, second family room, or executive retreat *option to covert to 4th bedroom* The professionally developed basement extends the home's luxury living space. A spacious family room and GAMES AREA create the perfect setting for entertaining, complemented by a dedicated BAR AREA for elevated hosting. A private GYM supports wellness at home, while a well-appointed GUEST BEDROOM & full bath provide comfort & privacy for visitors & ample storage keeps everything tucked away. Surrounded by mature landscaping and a strong sense of community, this luxury home blends upscale living with everyday convenience. *UNDER CONSTRUCTION*