



GRASSROOTS
REALTY GROUP

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1910 48 Avenue SW
Calgary, Alberta

MLS # A2283517



\$1,149,000

Division:	Altadore		
Type:	Residential/Duplex		
Style:	3 (or more) Storey, Attached-Side by Side		
Size:	1,917 sq.ft.	Age:	2016 (10 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Low Maintenance Landscape, Rectangular Lot		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Cement Fiber Board, Composite Siding, Concrete, Mixed	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, Quartz Counters, Walk-In Closet(s)		
Inclusions:	N/A		

This stylish and meticulously crafted home is located in Altadore, one of Calgary's most desirable inner-city neighborhoods. From the moment you step inside, you'll appreciate the quality finishes that the builder has used throughout, both inside and out. The main floor features an open and functional layout, where the formal dining room seamlessly flows into the kitchen and continues into the spacious living room. The kitchen is a standout, offering a large island with sleek quartz countertops, generous prep space, a custom hood fan, a gas range, with Jennair stainless steel appliances, and abundant cabinetry for all your storage needs. The living room exudes elegance, with built-in shelving surrounding the fireplace and a striking tiled wall feature, while sliding patio doors lead to your deck and low maintenance backyard. The main floor also includes a side entrance with a built-in boot room and a convenient two-piece guest bathroom. Upstairs, the south facing primary suite is a tranquil retreat, featuring a stunning ceiling and wallpaper combination complemented by matching black drapes. The ensuite is designed for relaxation, with double vanities, quartz countertops, an independent soaker tub, a glass shower, a private toilet, and a walk-in closet. The second floor also houses a laundry room with a tile backsplash, sink, quartz countertops, and a spacious linen closet just outside. Additionally, there is a large north facing bedroom with its own four piece ensuite and walk-in closet. The third floor offers a versatile space, perfect as a den or office, ideal for work or a quiet retreat. This level also includes another generously sized bedroom and a four piece bathroom, providing a private living area. In the basement, you'll find a spacious family/recreation room, a utility room, another matching four piece bathroom, and the fourth bedroom. The exterior features

durable fibre cement siding, and the professionally landscaped yard boasts composite decking and artificial turf, ensuring a low maintenance lifestyle. With close proximity to multiple parks, Sandy Beach, the Marda Loop District, both elementary and high school options, and just minutes from downtown, it's easy to see why this neighbourhood is so highly sought after