



4906 21 Street SW
Calgary, Alberta

MLS # A2285745



\$1,420,000

Division:	Altadore		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,356 sq.ft.	Age:	2015 (11 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Low Maintenance Landscape, Rectangular Lot		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Chandelier, Double Vanity, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, Skylight(s), Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

Inclusions: Blind Remote x1

**** Open House: Sunday April 12th 1 to 3pm **** Welcome to 4906 21 Street SW, a beautifully appointed, architecturally striking home on a quiet, tree-lined street in the heart of Altadore on a large 25' x 150' lot. Offering 5 BEDROOMS, 3.5 BATHROOMS, and over 3,300 SQ.FT. OF DEVELOPED LIVING SPACE, this home perfectly blends luxury finishes, functional family living, and timeless design. Step inside to 10-FOOT CEILINGS, 8-FOOT DOORS, and WHITE OAK HARDWOOD FLOORS throughout the open-concept main level. A sun-filled FLEX SPACE at the front is perfect for a home office, play area or reading nook. The spacious dining area flows seamlessly into the CHEF-INSPIRED KITCHEN featuring CUSTOM TWO-TONE CABINETRY, QUARTZ COUNTERTOPS, and an oversized island with bar seating. Enjoy HIGH-END EUROPEAN SS APPLIANCES including a GAS COOKTOP, PANELLED FRIDGE, and BUILT-IN WALL OVEN & MICROWAVE, perfect for everyday living and entertaining. The living room is anchored by a DESIGNER TILE FEATURE WALL and GAS FIREPLACE. While the rear mudroom connects to a LANDSCAPED BACKYARD and OVERSIZED DOUBLE DETACHED GARAGE (20.5 ft. x 22.2 ft.) via a PAVED ALLEY. Upstairs, you'll find VAULTED CEILINGS, a SKYLIT FLEX SPACE- perfect for a office, play area or reading spot, and UPPER FLOOR LAUNDRY. The WHITE OAK HARDWOOD continues throughout the second level. The LUXURIOUS PRIMARY SUITE features a LARGE WALK-IN CLOSET with custom built ins, a PRIVATE BALCONY, and a SPA-LIKE ENSUITE complete with STEAM SHOWER, FREESTANDING SOAKER TUB, DUAL VANITY, IN-FLOOR HEATING, and DESIGNER TILEWORK. Two additional bedrooms upstairs offer WALK-IN CLOSETS and share a DOUBLE

VANITY BATHROOM. You'll also appreciate the ABUNDANCE OF BUILT-IN STORAGE throughout. The fully developed basement offers 9-FOOT CEILINGS, IN-FLOOR HEATING, a large rec room, WET BAR, and a second GAS FIREPLACE, perfect for family nights in. This level also includes TWO ADDITIONAL BEDROOMS, a FULL BATHROOM, and extra STORAGE SPACE. The lower level is ideal for growing families, teens, guests or a home gym. EXTRAS & UPDATES: NEW ENERGY-EFFICIENT A/C (2022) NEW ROOF & SHINGLES, UNDERLAYMENT & VENTS (2023) PROFESSIONAL FRONT LANDSCAPING (2020) Located in a highly desirable, WALKABLE COMMUNITY, just minutes to RIVER PARK, TOP SCHOOLS, MARDIA LOOP, and DOWNTOWN CALGARY. This is a rare opportunity to own a design-forward, move in ready and established home in one of Calgary's most sought-after neighbourhoods.