



1935 43 Avenue SW
Calgary, Alberta

MLS # A2287049



\$1,395,000

Division:	Altadore		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,007 sq.ft.	Age:	2022 (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, Landscaped, Rectangular Lot		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, High Ceilings, Stone Counters		

Inclusions: Hanging Metal Storage Rack in the Garage, Garage Heater, Boiler that Completes the Slab Heat System.

Absolutely STUNNING CURB APPEAL on this 2000 SQ. FT. two-storey (2800 total) in desirable ALTADORE! Classic FULL-BRICK facing & TURRETED roofline, BRICK WINDOW LEDGES, BLACK WINDOWS and MATCHING BLACK METAL ROOFING complete this gorgeous front elevation! Tell your guests to pull up to the nicest-looking house on the street & ring the doorbell! Come see 1935 43 Ave SW! Built in 2022, this home is beautiful and move-in ready! Mature trees grace this community and this front lawn, plus a paver patio, perfect for summer socializing with the neighbours. Step in the front door and you will instantly appreciate 10' CEILINGS, 8' interior doors and extensive ENGINEERED HARDWOOD flooring (running through the main level, upper level & both staircases)! Do you like to entertain? How about an ISLAND THAT IS ROUGHLY 16' LONG with stylish STONE COUNTERS, completed by 'WATERFALL' end panels! Plenty of room at the island, and in the SPACIOUS EATING AREA where you can comfortably seat the entire family! Fantastic kitchen, with perimeter CABINETS TO THE CEILING, ELEGANT CROWN MOULD DETAILING, UNDER-CABINET LIGHTING, plus STAINLESS-STEEL APPLIANCES including a fantastic SIX-BURNER GAS-STOVE for those delicious meals you like to serve. HUGE FRIDGE, WALL OVEN and BUILT IN MICROWAVE! The kitchen also features a CUSTOM VENTED HOOD over the stove, SOFT-CLOSE drawers, PULL-OUT SHELVES and an ADDED SERVING COUNTER with beverage fridge adjacent to the staircase. Enjoy a quiet evening in the living room with a cozy gas fireplace or step out the triple panel slider doors to your back deck for a summer BBQ (also accessible through the mudroom). When you park in the double garage - enter through the back mudroom (with BUILT-IN

LOCKER units). For a game or an evening movie, head downstairs. The lower level has another bedroom and full bathroom, office space (with built-in shelving) and a bar area siding onto the rec room. IN-SLAB HEAT keeps your basement toasty all year round! The upper floor of this beautiful home has three spacious bedrooms, laundry and two bathrooms. The primary bedroom is three steps up, giving separation from the rest of the upper level. It also boasts a spa-like ensuite, with deep soaker tub and fully tiled steam shower (with inset wall niche for organization), plus walk-in closet with organizers. You will love the south-facing balcony off the primary bedroom for a quiet start to your day, or some sunshine in the afternoon. This home is beautifully finished with 'rose-gold' accents on the plumbing and light fixtures. Generous built-ins and added cabinetry storage spaces throughout the home. Large windows for plenty of natural lighting. The community of Altadore borders east & south to vast greenspaces, connecting you to river pathways, Glenmore Athletic Park, Glenmore Aquatic & Fitness Centre plus reservoir pathways where you can walk or cycle as much as you please! Perfectly located and beautifully finished. Book your showing today!