



4207 15A Street SW
Calgary, Alberta

MLS # A2304485



\$2,750,000

Division:	Altadore		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,921 sq.ft.	Age:	2010 (16 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	220 Volt Wiring, Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Gentle Sloping, Landscaped		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cedar, Composite Siding, Stone	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Central Vacuum, Closet Organizers, Double Vanity, French Door, Granite Counters, Kitchen Island, Pantry, Quartz Counters, Storage		

Inclusions: basement freezer

Location, location, location 50 x124' lot! This timeless home is situated on one of the best tree lined streets in Altadore with a west facing beautifully landscaped backyard that is truly an oasis. The main floor plan is the perfect combination of open plan and functional focus. Features include a generous foyer, private powder room, distinct dining room and office with a large mudroom off to the side in its own distinct space. The back of the house opens up into a great room, nook and kitchen/pantry with large windows and patio doors opening up onto the covered composite decking. The upper floor includes a massive master bedroom and spa like ensuite, a large laundry room, as well as 2 considerably sized bedrooms, each with their own sizable walk-in closets sharing a main bathroom. The lower level includes a rec room with bar and flex area, two additional bedrooms as well as a bathroom, mechanical and storage room. This home has been meticulously maintained and shows pride of ownership. The kitchen was upgraded in 2023 with included new double wall ovens, new induction cooktop, new dishwasher and new hood fan. A/C, in-floor heating, vacuflo, and underground sprinkler system are some of the highlights. The oversized double garage with separate attached shed perfect for storage of bikes and outdoor equipment. The wood burning fireplace in the backyard is the perfect gathering place. This is a perfect family home both indoor and outdoor in one of the best communities in Calgary surrounded by a plethora of schools, amenities, bike paths, and only 5 minutes to DT and major thoroughways out of town. Book your showing today!