



GRASSROOTS
REALTY GROUP

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3901 17 Street SW
Calgary, Alberta

MLS # A2125860



\$1,699,900

Division:	Altadore		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,384 sq.ft.	Age:	2015 (9 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Insulated, Oversized, Triple Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Few Trees, Front Yard, Lawn, Landscaped		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Rubber	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Bookcases, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, Separate Entrance, Skylight(s), Walk-In Closet(s)		

Inclusions: -

This contemporary gem is meticulously crafted to blend indoor and outdoor living across every level seamlessly. You'll discover a distinct illegal two-bedroom suite within the home with a private entrance and patio area. This versatile illegal suite offers opportunities for generating rental income or providing independent living for family members. Nestled on a corner lot, the open-concept design floods the space with light, featuring ample windows, a main-floor den, and a great room with patio doors leading to a covered outdoor area on two sides extending to the sun-drenched West yard. The Euro-inspired kitchen is a culinary haven adorned with walnut cabinets, top-tier appliances, and a gas cooktop on the island. Additional highlights include a bespoke walnut mudroom, a powder room, and an expansive living room with an elongated gas fireplace under distinctive 10-foot ceilings. Ascending to the upper floor unveils three bedrooms and a convenient laundry area. The primary bedroom offers captivating downtown vistas and delivers a spacious custom walk-in closet with a skylight: the sleek ensuite features dual sinks and a custom shower. An intimate rooftop patio with a western exposure provides an adaptable outdoor retreat. The lower level features a generous great room with upscale appliances, a sizable island for casual dining, and separate laundry facilities. It is all under lofty 9-foot ceilings with expansive windows, creating a welcoming ambiance. Outside, the landscaping blends mature and newly planted trees and shrubs, enhancing its aesthetic appeal. An insulated and dry-walled oversized triple garage accommodates two vehicles, with the third bay converted into a private studio for immersive "jam sessions" without disturbing the neighbourhood. With its unparalleled design and amenities, this property stands as a truly unique offering.

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