



**4019 16A Street SW**  
**Calgary, Alberta**

**MLS # A2132254**



**\$2,199,900**

<b>Division:</b>	Altadore		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,584 sq.ft.	<b>Age:</b>	2016 (8 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Heated Garage, Insulated, Oversized, Triple Garage Detached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped, Level, Paved, Private, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, See Remarks	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Metal Siding , Stucco, Wood Frame	<b>Zoning:</b>	R-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, High Ceilings, No Smoking Home, Steam Room		

**Inclusions:** All built in sound equipment and remotes, Kinetico water softener, garage slat wall

Discover this stunning 4 bed, 4 bath, two-story home designed by John Haddon and located on the highly sought-after 16a St SW! This residence includes a TRIPLE GARAGE WITH A FULLY HEATED & PLUMBED BASEMENT, perfect for an office, workshop, or personal retreat—your choice! The home’s contemporary design features an entertainer’s kitchen that flows into a spacious great room, complete with a massive two-sided fireplace and an expansive formal dining area. The rear entrance/mudroom is equipped with lockers, and patio doors lead to a beautifully landscaped yard and deck. The kitchen boasts a WOLF/SUB ZERO appliance package, custom quartz countertops, and oak floors that extend through the main and second floors. The main floor also features 10-foot ceilings and custom walnut cabinetry. Upstairs, the master bedroom offers ample space, a private coffee/wine deck, a walk-through closet and a spa-like bathroom with a steam shower and towel warmer! Two additional large bedrooms, a five-piece bathroom, and a spacious laundry room complete the second floor. The lower level includes a recreation room, wine cellar, wet bar, bedroom, gym, and a four-piece bathroom. This custom built home has an abundance of features for the discerning buyer, set your appointment to view today!