



**2040 44 Avenue SW
Calgary, Alberta**

MLS # A2144566



\$1,250,000

Division:	Altadore		
Type:	Residential/Duplex		
Style:	2 Storey, Side by Side		
Size:	2,072 sq.ft.	Age:	2021 (3 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Faces Rear, Heated Garage		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Fruit Trees/Shrub(s), Front Yard, Low Maintenance		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Cedar, Composite Siding, Stone, Stucco, Wood Frame	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Recessed Lighting, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound		
Inclusions:	Drapes, Garage Heater, Gemstone Lights		

Hello, Gorgeous! Step into luxury with this impeccably designed home offering a seamless blend of elegance and functionality. Built by AK Design and Development Inc. and boasting 2984 SQFT (including basement) of fully developed space this 4 bedroom, 3.5 bath home is awaiting its new owners! Professionally landscaped for low maintenance, both front and backyards create inviting curb appeal. The main floor with its open concept design welcomes you in from front to back. The gourmet kitchen is a chef's delight with an expansive waterfall granite island, built-in wall oven and microwave, gas range and open shelving adding modern design. The living room with a gas fireplace and built in shelving adds functionality and storage solutions for the busy family. Your powder room is conveniently located off the rear exit as well as a built-in locker system at the back door for convenience. Heading upstairs, the primary bedroom impresses with vaulted ceilings and exposed beam. Black barn doors lead you to a spa-inspired ensuite featuring heated flooring, a stand alone soaker tub, privacy toilet and a generous walk-in steam shower. The large primary closet completes this primary retreat with custom built-ins keeping you organized and providing ample storage. An expansive upper landing graced by a skylight sets the stage, leading to two rear bedrooms featuring spacious closets with built-ins. A well-appointed 4-piece main bath and a convenient laundry room with sink and ample storage round out this level. Entertain with ease in the basement, featuring heated flooring, a built-in media center, and a sophisticated wet bar adorned with vintage view wine mounts. A venetian plaster feature wall adds an enchanting focal point to this inviting space. A fourth bedroom located on this level has its own walk-in closet and 3-piece bath with a stand alone shower. This home

is a showcase of thoughtful details including Hunter Douglas remote-controlled blinds, custom draperies, tall ceilings, and herringbone tile work on the main floor. Skylights flood the space with natural light, complementing large barn-style patio doors leading to the sunlit backyard. Enjoy year-round comfort with central air conditioning, a heated garage, and gemstone exterior lighting. The home truly has it all! Altadore combines urban convenience with a peaceful residential environment, making it a sought-after location for those looking to enjoy the best of Calgary living. With nearby parks, community centers, and excellent schools just a stroll away, you will want to live here.