



**GRASSROOTS**  
REALTY GROUP

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**1612 48 Avenue SW**  
**Calgary, Alberta**

**MLS # A2160441**



**\$2,250,000**

<b>Division:</b>	Altadore		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	2,227 sq.ft.	<b>Age:</b>	1956 (69 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Attached, Garage Door Opener, Garage Faces		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Backs on to Park/Green Space, Dog Run Fenced In, F		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Clay Tile	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bookcases, Built-in Features, Central Vacuum, Chandelier, Crown Molding, Double Vanity, Granite Counters, Jetted Tub, Recessed Lighting, Sauna, Soaking Tub, Storage, Wet Bar

**Inclusions:** Second refrigerator, second dishwasher, second range hood.

Immaculate oversized brick bungalow backing onto a playground and green space on the most family friendly quiet tree lined street in Altadore. Featuring 4108 sq ft of living space, 5 bedrooms and 3.5 bathrooms. The home provides bungalow style living, with a rentable suite on lower level with its additional full kitchen, bathroom & bedrooms, in a family-friendly setting. The upper level features a spacious living room with natural light, a spacious dining room, updated gourmet kitchen with newer appliances, family room, primary bedroom suite with large ensuite, and two additional bedrooms and family washroom. Beautiful crown moulding adorns the main floor entertaining spaces. The lower level offers a second kitchen with dining area, a large recreation room complete with wet bar and stone fireplace. A large flex room provides additional space that can be a gym, or hobby room. The spacious washroom features a corner tub, shower, and a full sauna, offering a spa-like experience in the comfort of your own home. There are two additional bedrooms and plenty of storage space that complete the lower level. The attached two car garage has room for all your outdoor gear, while the additional driveway parking is great for family vehicles or an RV. The sunny yard is great for kids to enjoy and perfect for growing a home garden. Great schools nearby including Altadore School, Rundle Academy, St. James School, Dr. Oakley School, Connect Charter School, Masters Academy and College, Central Memorial High School, and Mount Royal University. Strategically located near River Park off-leash dog park, Sandy Beach, Glenmore Athletic Park, the Aforza Tennis Club, Earl Grey Golf Club, Lakeview Golf Course and the trendy Marda Loop shopping district.

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