3706 14A Street SW
Calgary, Alberta

MLS # A2170758

$1,199,000

Division:	Altadore
Type:	Residential/Duplex
Style:	3 Storey, Side by Side
Size:	2,524 sq.ft.
Age:	2016 (8 yrs old)
Beds:	4
Baths:	4 full / 1 half
Garage:	Double Garage Detached
Lot Size:	0.07 Acre
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot

Heating:	Forced Air, Natural Gas		**Water:**	-
Floors:	Carpet, Hardwood, Tile		**Sewer:**	-
Roof:	Membrane		**Condo Fee:**	-
Basement:	Finished, Full		**LLD:**	-
Exterior:	Brick, Stucco, Wood Frame		**Zoning:**	R-CG
Foundation:	Poured Concrete		**Utilities:**	-

Features: Breakfast Bar, Built-in Features, Double Vanity, High Ceilings, Open Floorplan, Pantry, Recessed Lighting, Skylight(s), Vaulted Ceiling(s), Wet Bar, Wired for Sound

Inclusions: N/A

Welcome to an extraordinary living experience in a premier location in sought-after Altadore, where this beautiful property offers over 3 ,100sqf of luxurious living space. The open concept main floor hosts wide plank hardwood flooring throughout, a living room with soaring ceiling & floor to ceiling full tiled fireplace, gourmet kitchen with an oversized island , extensive custom cabinetry, high-end appliance package and large dining area. An elegant open riser staircase leads to the second level introducing a loft area, 2 bedrooms (each with a private 4 piece ensuite) & laundry room. The top level features private master retreat with access to a private balcony, custom walk-in closet & spa-inspired 5 piece bath with dual sinks, tranquil freestanding soaker tub & separate shower with steam feature. The professionally developed basement boasts spacious family/media room complete with wet bar, also a flex area (great for gym equipment) & fourth bedroom with private 4 piece ensuite. Further features include in-ceiling speakers, fenced back yard with access to the double detached garage. Great location, just steps to excellent schools, shopping, public transit and minutes to River Park ,Marda Loop, Downtown core via 14th Street. Book your showings today!