

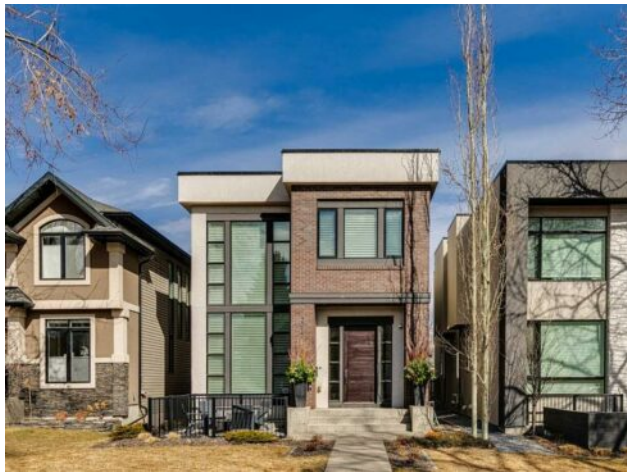


GRASSROOTS
REALTY GROUP

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**2012 47 Avenue SW
Calgary, Alberta**

MLS # A2205218



\$1,950,000

Division:	Altadore		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,572 sq.ft.	Age:	2014 (11 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Level, Low		

Heating: In Floor, Forced Air, Natural Gas

Water: -

Floors: Carpet, Ceramic Tile, Concrete, Hardwood

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Finished, Full

LLD: -

Exterior: Brick, Stucco, Wood Frame

Zoning: R-CG

Foundation: Poured Concrete

Utilities: -

Features: Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Recessed Lighting, Soaking Tub, Storage, Sump Pump(s), Walk-In Closet(s), Wet Bar, Wired for Data

Inclusions: RUSSOUND & BUILD-IN SPEAKERS, TV'S & BRACKETS & BUILT-IN COFFEE MACHINE

Stunning Modern quality, second to none! Choice location in Altadore, on a quiet street with very little traffic! The Appeal starts at the front walk, with an inviting sitting area and beautiful brick front with modern details, windows galore to allow the South light to strategically shine right in, accenting the showpiece staircase & you will see what I mean! This 2 Storey 4-bedroom home, fully developed, offers almost 3,700sqft of Designer finished living space, with a nice open feel, yet some nice division of space as well. Main Floor Office with Built-in Desk, cabinetry and interior windows make for practicality and a sense of success! Kitchen is a step up, with a custom island great for entertaining, excellent Dining space which is so nice for entraining or family Dinner. Off white cabinetry with additional lighting and Quartz C-tops compliment the Gourmet ensemble: Wolf Gas Stove, Sub-Zero and Asko Dishwasher, Wolf Microwave, Miele Coffee & a Beverage Fridge. Relax in the Living Room with a magnificent window that looks out to the yard. Built in Media continues the elegance of daily living in this masterpiece! Built-in speakers with Russound system. A large Mudroom and Powder room round out a great Main floor! Upper level greets you with a beautiful built-in bookcase or homework desk, leading to the two large bedrooms and a 4 -pc Main Bath. The Primary Bedroom is luxury: huge walk-in closet, lots of lighting options and a 6-pc Ensuite with a large Steam shower, double sinks, a Soaker tub fit for a princess! Lower level will also impress with wet bar and wine room that look like they mesh into one, open to the Media Room with built-in cabinetry. Exercise Room is very large & with in floor heating, hot yoga is possible! 4th Bedroom is very large, with large walk-in closet and cheater Ensuite door to another Steam Shower and full 4-pc bathroom. Great yard, great patio sitting areas,

irrigation system, Double Detached garage!! This is a home to see – you will be excited to call this your home!