

4410 17 Street SW
Calgary, Alberta

MLS # A2158878



\$999,000

Division:	Altadore		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,978 sq.ft.	Age:	2012 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, See Remarks, Skylight(s), Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: NA

**** Open House CANCELLED **** Located on a quiet street in the heart of Altadore within easy walking distance to highly regarded Altadore school, as well as numerous additional public and private schools at all levels, this bright well-maintained home is infused with natural sunlight from numerous windows providing an abundance of natural sunlight throughout the day. The large dining area opens to the massive kitchen with separate breakfast nook, cabinetry and storage area, and additional side entrance with closet. Granite counters, a spacious island, a separate high top eating area, stainless steel appliances and an abundance of cabinetry including a large storage room makes this a good functioning kitchen ideal for large gatherings. Beautiful custom built in cabinetry surrounds the fireplace in the sunlit family room. A discreet powder room completes the main floor. Upstairs the massive primary bedroom sanctuary includes a huge walk-in closet, space for a lounging area, and a bright and sunny large ensuite. Two additional bedrooms, a second full bathroom, and a large laundry room with additional storage room completes the second level. The lower level features a bedroom with walk-in closet, and full bathroom separated down the hall from the large recreation room with fireplace. The maintenance free backyard offers landscaping and stone patio. Close to numerous parks including Sandy Beach and River Park, playgrounds, bike paths, a huge off leash park, and a short walk to trendy Marda Loop with its shops, cafes and restaurants. This over 2000sq ft. home exudes classic charm with contemporary additions.