

1944 47th Avenue SW
Calgary, Alberta

MLS # A2169586



\$3,195,000

Division:	Altadore		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,462 sq.ft.	Age:	2019 (5 yrs old)
Beds:	6	Baths:	5 full / 1 half
Garage:	Heated Garage, Insulated, Oversized, Triple Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Private, Rectangular Lot		

Heating:	Fireplace(s), Forced Air, Natural Gas, Radiant, Zoned	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle, Metal	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Concrete, ICFs (Insulated Concrete Forms)	Zoning:	R-CG
Foundation:	ICF Block	Utilities:	-
Features:	Bar, Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Smart Home, Storage, Sump Pump(s), Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound		
Inclusions:	TV Wall Brackets		

Rarely does a residence of this size, location, & build quality become available on a 50 foot wide lot in sought after Altadore. Constructed from Insulated Concrete Form (8 inch core) from foundation to roof; the home is extremely quiet, solid, & energy efficient. Spanning an incredible 6,252 square feet of developed space, the property offers a hard to find 4 bedroom up (all with ensuites + built-ins or walk-in closets) layout, plus 2 bedrooms down, 5 + 1/2 baths, & TRIPLE ATTACHED GARAGE (heated w/ warm water dog bath). Upgrades + build features are endless & include: 10 foot ceilings on the main + 9 feet on upper & lower; seamless indoor/outdoor living w/ sunny south facing front patio; chef's kitchen w/ gas range, custom cabinetry, pantry, dry bar, expansive island w/ family friendly breakfast bar; formal living + dining; office/den; and huge mudroom w/ extra washer/dryer + built-ins. Upper level is designed for a big + growing family; the 4 bedrooms have dedicated/individual temperature controls, ensuite's w/ heated floors, walk-in closets & built-ins; perfectly planned laundry room; & fabulous primary retreat w/ luxurious 5-piece bath, fireplace, & custom hidden wall cabinetry. Your MEGA basement has everything & more: media/movie space; storage rooms; kids fort under the stairs; guest space; 4-piece bath; 360 square foot gym w/ rubber floors + mirrors; the ultimate 35 X 18 foot hockey room (flexible/endsless potential uses). Infrastructure is world class: hydronic radiant heat throughout the basement & garage; google smart home connecting lighting, sound, security cameras, & irrigation system; 2 X central air conditioners; water softener; vacuum system; boiler; Cat-5 wiring. The location within Altadore is second to none, being on a quiet street & steps from Green Emerald playground/park (community rink every winter) + minutes from downtown &

walking distance to River Park/regional pathway system, schools, groceries, shopping, & amenities.