



# 1940 50 Avenue Calgary Alberta

\$1,349,988

Welcome home to an exceptional new build by inner city Master Builder Palatial homes Ltd. Located across from green space with south facing front yard in a very desirable community of Altadore.. WALKING DISTANCE to Glenmore aquatic centre, Glenmore athletic park, Tennis dome, the Flames community arenas and many schools. Perfect place to raise family and enjoy a contemporary lifestyle with all amenities and shopping nearby. This home offers a unique blend of modern elegance and functional craftsmanship. Enter this custom designed home through the south facing front door into bright and open main floor layout with 10 ft. ceilings and Gleaming natural oak Herringbone hardwood. Central Gourmet chef-inspired kitchen with High end JennAir appliances and Porcelain(not quartz or granite) countertops with ceiling height cabinetry and storage. Cozy living room with natural gas fireplace and built-ins is perfect for everyday family living and holiday gatherings. Extra large tile floored Mudroom is meticulously positioned to keep muddy and snowy shoes out of sight. Upstairs offers 3 very good sized bedrooms. The luxurious master ensuite offers spa-like private retreat with in-floor heating, porcelain countertop double sink vanity , freestanding bath tub and walk-in tile finished shower. Private toilet. Two more good sized bedrooms with jack and jill bathroom. Fully finished basement with 2 bedrooms, bar and family room providing extra space for growing family among many other options. Exterior is fully finished with hardie board and stone. large deck off the living room is perfect for evening hangouts and BBQs. Triple tandem detached rear car garage with paved back lane. Landscaping to be completed in early spring. Call or email for more information. (id:6769)

Primary Bedroom 13.92 Ft x 10.33 Ft

Bedroom 13.67 Ft x 7.50 Ft

Bedroom 11.75 Ft x 9.67 Ft

Laundry room 9.08 Ft x 5.42 Ft

4pc Bathroom 13.00 Ft x 5.83 Ft

5pc Bathroom 15.25 Ft x 7.50 Ft

Bedroom 10.00 Ft x 9.00 Ft

Bedroom 12.58 Ft x 8.75 Ft

Family room 20.17 Ft x 12.83 Ft

4pc Bathroom 9.50 Ft x 4.92 Ft

Living room 13.92 Ft x 13.83 Ft

Kitchen 22.08 Ft x 13.83 Ft

Dining room 17.17 Ft x 10.33 Ft

2pc Bathroom 5.08 Ft x 4.75 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:  
URBAN-REALTY.ca



See

**Mirror**

100, 707-10 AVE. SW , Calgary, AB,  
T2R 0B3

Phone: 403-969-0267  
arobinson@cirrealty.ca