



1944 47th Avenue Calgary Alberta

\$3,195,000

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/ endless 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...

Primary Bedroom 14.67 Ft x 14.00 Ft
 Bedroom 13.00 Ft x 10.67 Ft
 Bedroom 12.00 Ft x 10.00 Ft
 Bedroom 13.00 Ft x 10.00 Ft
 5pc Bathroom 12.50 Ft x 10.00 Ft
 3pc Bathroom 12.00 Ft x 5.50 Ft

Bedroom 12.50 Ft x 10.00 Ft
 Bedroom 13.50 Ft x 12.50 Ft
 4pc Bathroom 12.50 Ft x 6.00 Ft
 Exercise room 28.00 Ft x 13.33 Ft
 Other 35.00 Ft x 16.00 Ft
 2pc Bathroom 7.50 Ft x 5.00 Ft

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

Listing Presented By:



Originally Listed by:
RE/MAX Realty Professionals



See

Mirror

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

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

4pc Bathroom 12.00 Ft x 10.00 Ft
4pc Bathroom 13.00 Ft x 10.00 Ft
Laundry room 9.00 Ft x 7.00 Ft

Other 18.50 Ft x 13.50 Ft
Den 13.50 Ft x 12.50 Ft
Other 29.00 Ft x 6.00 Ft