



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:
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See

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|--------------|---------------------|-------|---------------------|
| 4pc Bathroom | 12.00 Ft x 10.00 Ft | Other | 18.50 Ft x 13.50 Ft |
| 4pc Bathroom | 13.00 Ft x 10.00 Ft | Den | 13.50 Ft x 12.50 Ft |
| Laundry room | 9.00 Ft x 7.00 Ft | Other | 29.00 Ft x 6.00 Ft |