



## 3812 17 Street Calgary Alberta

\$1,049,000

Welcome to this gorgeous 4 bedroom family home which offers over 2,700 sqft of developed living space including a fully developed walk-out basement. This impressive home is located on a quiet street in the heart of Altadore. Upon entering the foyer you are immediately drawn to a two sided marble feature wall separating the entrance from the rest of the main floor. The open concept main floor consists of a beautiful west facing formal dining room with floor to ceiling windows, a spacious living room with gas fireplace and entertainment centre, and a gourmet kitchen and breakfast nook. The designer kitchen features flat panel walnut and high gloss white cabinets, quartz countertops, glass tile backsplash, a custom hood fan over 5-burner gas cooktop, panelled refrigerator, wall oven and island with seating. The large backyard deck with stairs to the lower level can be accessed through the kitchen and breakfast nook. The main floor is complete with walnut hardwood flooring throughout and a two piece bathroom. The bright upper level has plenty of large windows and skylights throughout and features two children's bedrooms, an open hallway, laundry built into the upper hall and a beautifully appointed four piece bathroom. The luxurious primary bedroom boasts floor to ceiling windows, a large walk-in closet, a private spa-like ensuite with dual sinks, relaxing soaker tub and separate walk-in shower. The lower level walk-out features a large fourth bedroom, 3 piece bathroom and a family/exercise room with both sliding patio doors and a separate mudroom entrance to backyard covered patio. This home comes complete with California closets, built-in speakers, central AC, insulated double garage, paved alley and landscaped yard. Don't miss the opportunity to live in an immaculate modern home that is centrally located in Altadore, around the corner to Kiwanis Park playground a...

Primary Bedroom 14.58 Ft x 14.17 Ft

Other 8.08 Ft x 7.25 Ft

5pc Bathroom 9.08 Ft x 7.17 Ft

Bedroom 13.08 Ft x 11.17 Ft

Other 5.83 Ft x 3.83 Ft

Bedroom 12.00 Ft x 10.25 Ft

Bedroom 19.25 Ft x 13.42 Ft

Other 10.50 Ft x 4.75 Ft

3pc Bathroom 8.00 Ft x 5.08 Ft

Kitchen 16.92 Ft x 9.58 Ft

Living room 13.17 Ft x 8.92 Ft

Dining room 12.08 Ft x 10.92 Ft

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Listing Presented By:



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**Mirror**

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4pc Bathroom 9.33 Ft x 5.00 Ft  
Laundry room 3.83 Ft x 2.83 Ft  
Family room 21.08 Ft x 14.08 Ft

Other 12.75 Ft x 7.17 Ft  
2pc Bathroom 5.67 Ft x 4.83 Ft  
Foyer 9.08 Ft x 5.08 Ft