



## 3913 17 Street Calgary Alberta

\$1,399,900

**\*\*OPEN HOUSE SAT NOV 11 FROM 1-4PM\*\*** The elegant hardie board exterior with sloped roof and unique lines provides a stunning introduction to Marda Loop's Newest Detached Modern Farmhouse. Large Dining space as well as a gourmet kitchen with ss appliances, quartz counters and huge centre island. The west facing living room with gas fireplace and shelving. The upstairs has 3 large bedrooms all with walk in closets including the master bedroom and its truly spa inspired ensuite. The 2nd floor also has a laundry room and jack and jill full washroom. You will find details and quality craftsmanship in each of the thoughtfully designed rooms. The home comes fully finished with a 4th bedroom, full washroom and rec area with wet bar on the lower level. Altadore is the ideal location for young families looking to be close to parks, schools, & amenities. River Park & Sandy Beach Park are both within walking distance, & not to mention the entire Marda Loop/Garrison Green shopping area is only a 10 min walk away! The neighbourhood is only 5 kilometres from the downtown core, easily accessible along 14 Street SW or Crowchild Trail, & the community has both public & separate schools, junior high & high schools nearby, & Mount Royal University to the south.-- (id:6769)

Media	14.58 Ft x 17.58 Ft	2pc Bathroom	.00 Ft x .00 Ft
Bedroom	9.58 Ft x 14.33 Ft	Laundry room	8.17 Ft x 5.92 Ft
4pc Bathroom	.00 Ft x .00 Ft	Primary Bedroom	15.92 Ft x 13.00 Ft
Kitchen	11.92 Ft x 19.92 Ft	Bedroom	10.17 Ft x 12.42 Ft
Dining room	10.92 Ft x 17.42 Ft	Bedroom	10.83 Ft x 10.83 Ft
Living room	14.42 Ft x 15.83 Ft	4pc Bathroom	.00 Ft x .00 Ft
Other	6.33 Ft x 8.67 Ft	5pc Bathroom	.00 Ft x .00 Ft

Listing Presented By:



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**Mirror**

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