



# 1722 47 Avenue Calgary Alberta

\$1,749,900

\*VISIT MULTIMEDIA LINK FOR FULL DETAILS & FLOORPLANS!\* BEAUTIFUL executive home in the sought-after community of Altadore located on an OVERSIZED 35' x 122' lot with a LOW-MAINTENANCE backyard, close to parks, schools, and local coffee shops! Features include 9', 10', and vaulted ceilings, 8' doors, extensive pot-lighting, a work-of-art staircase with quarter-sawn oak railings, central A/C, and much more spread over 3,500 sq ft of developed living space! Main floor features include 10' painted ceilings, wide plank engineered hardwood floors, a private front den w/ large windows and custom oak built-ins, a mudroom w/ tiled flooring, a walk-in closet, a built-in bench, cubbies and hangers, and a stunning powder room. The gourmet kitchen boasts ceiling-height cabinetry, quartz countertops, feature lighting, a large island w/ breakfast bar seating, and upgraded appliances, including a Sub-Zero fridge and freezer and a Wolf gas range. The inviting living room boasts a wood-panelled and tile feature wall framing the gas fireplace, built-ins for additional storage and ample large windows. The upper floor offers 3 large bedrooms & 2 full baths, plus a spacious laundry room with sink & storage. The large main bath features a fully tiled tub/shower & an extended vanity with quartz counters. The primary bedroom has a 2-way gas fireplace with a tiled surround and oak accents, and an ENORMOUS walk-in closet w/ organizers including built-in drawers, shelving, and hanging rods. The bright spa-like ensuite features heated tile floors, a vanity with dual sinks, a free-standing tub, a tiled feature wall, a shower with 10 mm glass enclosure, and a private water closet. The fully-developed basement offers a massive open rec room with a large wet bar w/ a beverage fridge, a WINE DISPLAY cabinet, additional closet and storage space, a spare bedroom, and a 4-pc bath. WALKING DISTANCE to ...

Bedroom 15.85 Ft x 14.07 Ft

Recreational, Games room 24.41 Ft x 9.84 Ft

Recreational, Games room 20.24 Ft x 14.01 Ft

4pc Bathroom Measurements not available

Living room 17.00 Ft x 14.83 Ft

Kitchen 19.00 Ft x 16.08 Ft

Den 11.19 Ft x 5.35 Ft

2pc Bathroom Measurements not available

Primary Bedroom 17.00 Ft x 14.57 Ft

Bedroom 13.91 Ft x 12.57 Ft

Bedroom 14.57 Ft x 11.91 Ft

4pc Bathroom Measurements not available

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Listing Presented By:



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Dining room 9.19 Ft x 9.09 Ft

5pc Bathroom Measurements not available