



1742 49 Avenue Calgary Alberta

\$1,099,900

A league of its own! Most infills are not built to this calibre! Located in the heart of sought-after Altadore, sophistication & luxury collide in this 3+1 bedroom home offering over 2700 sq ft of developed living space. The open main level presents rich walnut hardwood floors & 10' ceilings, showcasing a front dining room with ample space to host family & friends & flows into the kitchen that's tastefully finished with a marble waterfall island/eating bar, plenty of storage space & high-end stainless steel appliances. The living room is anchored by a feature fireplace & eye-catching built-ins. A mudroom & 2 piece powder room complete the main level. Ascend the open riser staircase to the second level that hosts 3 bedrooms, a 4 piece bath & laundry facilities. The primary bedroom with soaring 12' ceiling & private balcony features a custom-built walk-in closet & luxurious 5 piece ensuite with dual sinks, relaxing freestanding jetted tub & oversized shower with steam feature. Basement development is the ideal spot for movie or game night includes a large family/media room complete with wet bar & wine & beverage fridges. The finishing touches to the basement are a fourth bedroom & 4 piece bath. Other notable features include central air conditioning & built-in speakers. Outside, enjoy the beautifully landscaped front yard & private back yard with deck & large patio with cozy outdoor fireplace. Parking is a breeze with a double detached. The location is incredibly convenient, close to Glenmore Athletic Park, 2 golf courses, River Park, schools, shopping, public transit & easy access to Crowchild & Glenmore Trails. (id:6769)

Family room 20.17 Ft x 12.92 Ft
Other 15.67 Ft x 7.17 Ft
Bedroom 12.67 Ft x 10.08 Ft
4pc Bathroom .00 Ft x .00 Ft
Kitchen 19.33 Ft x 14.83 Ft
Dining room 14.00 Ft x 10.42 Ft
Foyer 8.17 Ft x 6.08 Ft
Living room 15.25 Ft x 13.58 Ft

Other 6.83 Ft x 3.67 Ft
2pc Bathroom .00 Ft x .00 Ft
Laundry room 5.58 Ft x 4.83 Ft
Primary Bedroom 13.50 Ft x 11.58 Ft
Bedroom 10.83 Ft x 9.58 Ft
Bedroom 12.67 Ft x 9.92 Ft
4pc Bathroom .00 Ft x .00 Ft
5pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



Originally Listed by:
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