



## 3822 15 Street Calgary Alberta

\$1,238,000

Welcome to your new home located in the highly desirable inner city of Altadore. This 3 stories home is approx. 3500+ sq ft of NEWLY PAINTED developed area, with an ELEVATOR and a LARGE THEATRE ROOM, across the street from the extremely popular RIVER PARK. You cannot ask for a better location for your new home! Marvel at the custom-built luxury home, designed to impress with its sophisticated blend of elegance and practicality. The main floor offers a sizable bedroom with a full four-piece bath and a DEN perfect for your work at home days. The oversized, in-floor heated double garage features double doors that open onto a cedar deck to the NEWLY SODED backyard. Ascend the open riser stairs to the second-floor living area, featuring a chef's kitchen with HIGH-END THERMADOR APPLIANCES, including a five-burner gas cooktop, pop-up hood fan, and wine/beverage cooler. Perfect space for entertaining, cooking/baking needs. The hickory hardwood floors and VAULTED ceilings and large windows create an airy and expansive living room atmosphere. Retreat to your master suite is a sanctuary with dual vanities, a soaker tub, STEAM SHOWER, and convenient laundry facilities. The third-floor loft overlooks the park, housing a spacious bedroom with a LARGE WALK-IN closet and its own bathroom with a 2nd STEAM SHOWER in the home. The unique basement includes a hobby/workout area, a half bath, and a massive theater room located under the garage. Heated by an advanced Fancoil system, the home ensures a constant flow of fresh air, and a newly installed AIR CONDITIONING system will be perfect for those hot summer days. This contemporary home with an attractive pricing is a must-see, offering unparalleled luxury and modern amenities. This opportunity won't last long, call for your private showing today! (id:6769)

Living room 3.81 M x 6.40 M

Dining room 2.59 M x 3.02 M

Kitchen 5.54 M x 4.42 M

Primary Bedroom 4.42 M x 4.67 M

2pc Bathroom .00 M x .00 M

5pc Bathroom .00 M x .00 M

4pc Bathroom .00 M x .00 M

Bedroom 5.36 M x 4.34 M

2pc Bathroom .00 M x .00 M

Recreational, Games room 5.44 M x 5.84 M

Media 7.04 M x 6.07 M

Bedroom 3.53 M x 3.58 M

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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**RE/MAX**

**RE/MAX REAL ESTATE  
(CENTRAL)**

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Laundry room 2.31 M x 1.75 M

Loft 5.36 M x 3.07 M

Office 2.74 M x 3.33 M

4pc Bathroom .00 M x .00 M