



## 4024 16A Street Calgary Alberta

\$1,599,000

Every once in a while, a TRULY EXCEPTIONAL HOME comes onto the market. This is that home ... situated in the heart of the esteemed inner-city community of Altadore. It was built just prior to the costs of high-end building materials hitting the stratosphere, making them prohibitively expensive for new builds, while THIS HOME IS CONSTRUCTED WITH THOSE HIGH-END MATERIALS and displays EXCEPTIONAL DESIGN AND CRAFTSMANSHIP THROUGHOUT. Subsequently it has been UPGRADED and immaculately maintained, leaving it in show home condition for you! Skillfully planned with care, this WALKOUT home, invites both indoor and outdoor living and entertaining with expansive DOUBLE SLIDING doors leading to BOTH upper and lower decks. Relax in front of the floor to ceiling tile wall featuring a gas fireplace in the truly spacious great room with its beautifully coffered ceiling, built-in display cabinetry and shelving plus additional built-in storage. Hosting family and friends is a joy in the expansive dining room or on the large sunny deck, and prepare your gourmet and family meals in the chef's kitchen with gas cooktop and built-in ovens. The DAZZLING MASTER SUITE on the second floor features a double-sided fireplace, fabulous walk-in closet, and lavish 5-piece ensuite with a spacious stand-alone shower, inviting soaker tub, dual sinks and skylight. Two additional large bedrooms on the upper level are perfect for children or guests who will enjoy the main 4-piece bath. Another outstanding feature on the upper level is the large laundry room boasting a deep sink and ample storage. The lower level was finished during construction and displays the same high-quality materials and craftsmanship as the rest of the home. It offers a 4th bedroom, 4-piece bath, home gym, and large family room, with built-in wall unit and wet bar. The family room opens to a covered stamped concrete pati...

Bedroom 13.08 Ft x 11.25 Ft

Exercise room 11.50 Ft x 9.08 Ft

Family room 18.33 Ft x 17.50 Ft

Storage 10.17 Ft x 5.00 Ft

Furnace 9.08 Ft x 8.58 Ft

4pc Bathroom 10.00 Ft x 5.00 Ft

Foyer 10.67 Ft x 6.00 Ft

2pc Bathroom 5.50 Ft x 5.25 Ft

Primary Bedroom 15.83 Ft x 13.42 Ft

Bedroom 12.17 Ft x 11.42 Ft

Bedroom 15.83 Ft x 9.50 Ft

Laundry room 8.00 Ft x 5.75 Ft

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

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Great room 19.42 Ft x 17.50 Ft  
Dining room 14.00 Ft x 13.42 Ft  
Other 22.33 Ft x 13.58 Ft

5pc Bathroom 13.67 Ft x 9.42 Ft  
4pc Bathroom 9.42 Ft x 4.92 Ft