



4215 15A Street Calgary Alberta

\$2,675,000

BEAUTIFUL FAMILY HOME! *Open House - Sunday June 23rd 1pm to 4pm & Monday June 24th 4pm to 6pm.*

This well-appointed five-bedroom custom-built home is perfect for raising a family. With 4,665sf of finished living space it is well suited to entertain family and friends with many cozy and open spaces to suit your mood inside and out. It is located on a quiet 50'X125' lot, on a non-through street with very minimal traffic, near many public & private schools covering all levels. The location provides easy access to parks, pathways, neighbourhood restaurants, and shopping. From the second you walk up to the welcoming front porch, through the hand-crafted wood door and into this open centre-hall plan you feel at home. A large formal dining room is perfect for hosting with paneled ceiling detail and a walk-through butler's pantry to the kitchen. To the left is a living room with a convenient gas fireplace which is perfect for morning coffee or a quiet few moments in a busy day. The entire back of the house is a large gourmet kitchen and family room that serves the needs of a hard-working family. The wood-burning fireplace warms the home on cool evenings. At the back an oversized mudroom and attached walk-in closet are essential for managing all the gear without it ever entering the living space. French doors lead to a beautiful large concrete patio with west exposure and well landscaped backyard. Oversized wood windows with custom coverings throughout bring in lots of natural light and retain the feel and privacy of a classic home. Upstairs the master suite is an oversized retreat complete with huge walk-in dressing room and ensuite with glass steam shower, deep soaker tub in its own window alcove, a pretty dressing table, and dual sinks. 3 additional bedrooms, family bathroom, laundry room and very quiet office with built-in cabinetry complete the 2nd fl...

Recreational, Games room 19.92 Ft x 20.17 Ft

Storage 7.67 Ft x 18.58 Ft

Furnace 12.17 Ft x 10.42 Ft

Bedroom 19.25 Ft x 14.33 Ft

2pc Bathroom .00 Ft x .00 Ft

4pc Bathroom .00 Ft x .00 Ft

Great room 17.50 Ft x 13.42 Ft

Other 7.17 Ft x 12.83 Ft

2pc Bathroom .00 Ft x .00 Ft

Laundry room 8.08 Ft x 6.25 Ft

Den 15.83 Ft x 10.33 Ft

Primary Bedroom 22.25 Ft x 15.33 Ft

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

Listing Presented By:



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Century 21 Bamber Realty LTD.

RE/MAX®

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

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Living room 20.33 Ft x 22.58 Ft

Dining room 13.92 Ft x 15.00 Ft

Kitchen 10.83 Ft x 24.83 Ft

Breakfast 10.83 Ft x 6.33 Ft

Other 17.67 Ft x 8.17 Ft

Bedroom 13.42 Ft x 10.50 Ft

Bedroom 12.92 Ft x 10.92 Ft