



# 1612 48 Avenue Calgary Alberta

\$2,250,000

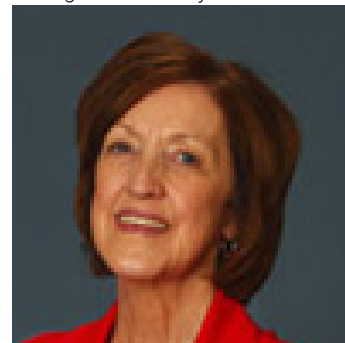
A very rare opportunity to own an oversized solid brick & clay tile exterior bungalow backing onto green space in the heart of desirable Altadore. Featuring an expansive and partially updated 4108 sq ft of living space, 5 bedrooms and 3.5 bathrooms, the home provides one level style living, with option to have live in caretaker or nanny on lower level with its additional full kitchen, bathroom & bedrooms, in a family-friendly setting. As you approach the home, you'll be greeted by a large, sunny south front yard and a welcoming porch, ideal for relaxing and enjoying the neighbourhood's friendly atmosphere. Inside, the home features a spacious living room is illuminated with natural light and a dining room spacious enough to host large gatherings with family and friends. Beautiful crown moulding adorns the main floor entertaining spaces. The perfectly situated family room has a balcony, custom wood paneling, built-in bookcases and a wood burning stone fireplace that serves as a cozy focal point. The kitchen is generously sized and includes a dining nook, making it a perfect space for creating and enjoying family meals. Your elegant primary bedroom suite has a large bow window, an ensuite washroom with dual sinks, Bain Ultra tub and shower. With two more comfortable bedrooms and a full family washroom on the main floor, there's plenty of room for a growing family or guests. The lower level of the home offers versatility, with a second kitchen with dining area, a large recreation room complete with wet bar and stone fireplace. A large flex room provides additional space that can be customized to fit your needs, whether as a gym, or hobby room. The spacious washroom features a corner tub, shower, and a full sauna, offering a spa-like experience in the comfort of your own home. There are two additional bedrooms and plenty of storage space that complete the lower level. The ...

Recreational, Games room 32.25 Ft x 16.17 Ft  
Other 10.08 Ft x 3.67 Ft  
Other 24.50 Ft x 18.33 Ft  
Other 14.25 Ft x 12.42 Ft  
Bedroom 14.25 Ft x 12.58 Ft  
Bedroom 12.42 Ft x 9.33 Ft  
4pc Bathroom 11.00 Ft x 10.50 Ft  
Storage 7.92 Ft x 6.17 Ft  
Storage 10.92 Ft x 6.42 Ft

Furnace 12.67 Ft x 11.00 Ft  
Living room 23.00 Ft x 13.08 Ft  
Dining room 14.67 Ft x 13.75 Ft  
Other 15.92 Ft x 13.67 Ft  
Family room 20.92 Ft x 18.17 Ft  
2pc Bathroom 5.08 Ft x 3.42 Ft  
Primary Bedroom 20.83 Ft x 12.58 Ft  
5pc Bathroom 11.58 Ft x 9.00 Ft  
Bedroom 15.50 Ft x 11.25 Ft

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

Listing Presented By:



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**Storage** 9.42 Ft x 3.00 Ft