



# 1712 49th Avenue Calgary Alberta

\$995,000

Offered for sale by the original owner, this recently upgraded 3 + 1 bedroom home sits on a quiet street in sought after Altadore. Upon entry, you will notice how this property was built to the highest standard, with quality materials + luxurious finishes. Flooded by natural light, the main floor features a formal entryway, dining room; upgraded kitchen with quartz counters, new stainless steel appliance package (2021), custom wood cabinetry, farmhouse sink + garburator, designer lighting; site finished hardwood floors; coved entry ways; 2-piece bath, and a cozy living room anchored by a fireplace + built-ins w/ hidden dry bar. Outdoor living includes a spacious deck w/ privacy pergola & sitting area w/ sectional + fireable (both included). The upper level hosts an inviting primary retreat w/ a 5-piece ensuite bath (big soaker tub, separate shower, large double vanity), walk-in closet, architectural fireplace, & vaulted ceilings. Also on this level are 2 more large bedrooms w/ big closets, a stacked washer/dryer, linen closet, and spacious 4-piece bath. Don't miss the expansive lower level guest room w/ handy walk through closet leading to a 4-piece bath, rumpus/media room, and under stair storage + bonus freezer. The garage is double detached on a paved lane and the landscaping is mature w/ perennials, small yard (perfect for kids), and columnar Aspen's. This location is minutes from downtown, steps from great schools/wonderful parks + playgrounds, countless amenities and public transit. Your fabulous & kind new neighbours will make you feel welcomed from the very beginning. (id:6769)

Primary Bedroom 15.67 Ft x 12.17 Ft  
Bedroom 13.67 Ft x 12.25 Ft  
Bedroom 12.17 Ft x 10.50 Ft  
4pc Bathroom 10.00 Ft x 7.00 Ft

5pc Bathroom 14.42 Ft x 5.83 Ft  
Bedroom 16.42 Ft x 11.67 Ft  
4pc Bathroom 8.42 Ft x 5.00 Ft  
2pc Bathroom 5.08 Ft x 5.00 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX Realty Professionals



CIR

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