



# 1923 45 Avenue Calgary Alberta

\$1,054,000

**\*\* WIDER HOME . QUALITY BUILDER . SOUTH BACKYARD . IMMACULATE . AMAZING NATURAL LIGHT\*\***  
 2900+ dev sq feet, 4 bdrms, 3.5 baths. One lucky family will be the benefactors of this exceptionally maintained, elegant, one owner, detached home, located on one of the most desirable streets in Altadore - a short walk to the playground, schools, dog park, bike paths & shopping at Marda Loop. The wider lot size, and subsequent wider home, is felt immediately upon entering. A lovely central kitchen with generous dining area is the heart of the home and perfect for entertaining large groups. Granite counter tops, maple cabinets & stainless steel appliances. Spacious family room with fireplace and built-in cabinets is flooded with natural light and overlooks the private and tastefully landscaped South back yard. Upstairs is the master retreat with walk-in closet & spacious ensuite, with an abundance of light from 2 huge skylights. Two more bedrooms upstairs (one currently used as office space), a 4 piece bathroom and laundry room. The basement offers a generous rec room space with second gas fireplace, dedicated office area (or flex area), a spacious 4th bedroom and another 4 piece bathroom. Fully Air Conditioned! Newer Air Cleaner, Humidifier, Water Softener and Water Heater (2021/2022). Enjoy BBQ's and entertaining on the private & landscaped South backyard with mature trees. Double detached garage with shelves and workbench. Pride of ownership evident throughout! A rare gem that you would be proud to call home. (id:6769)

Laundry room 2.34 M x 1.98 M  
 Primary Bedroom 5.49 M x 3.86 M  
 Bedroom 3.41 M x 2.74 M  
 Bedroom 3.25 M x 3.10 M  
 4pc Bathroom 2.80 M x 1.52 M  
 4pc Bathroom 3.20 M x 2.90 M  
 Recreational, Games room 5.13 M x 4.27 M  
 Furnace 2.95 M x 1.98 M  
 Other 3.35 M x 3.25 M

Bedroom 4.42 M x 3.81 M  
 4pc Bathroom 2.95 M x 1.73 M  
 Kitchen 4.88 M x 3.05 M  
 Dining room 3.66 M x 3.05 M  
 Living room 3.81 M x 3.35 M  
 Family room 5.49 M x 4.12 M  
 Other 1.68 M x 1.68 M  
 2pc Bathroom 1.52 M x 1.52 M

Listing Presented By:



Originally Listed by:  
 RE/MAX REAL ESTATE (CENTRAL)

<http://www.livincalgary.com/>



**CIR**

**REALTY**

149 West Lakeview Point , Calgary, AB,

Phone: 403-585-5270  
 cawarawa@shaw.ca