



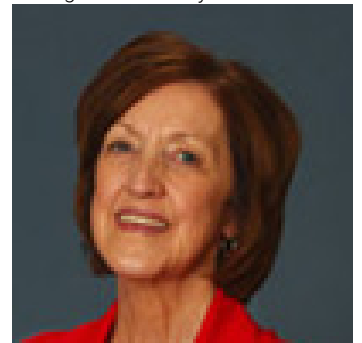
## 3913 17 Street Calgary Alberta

\$1,399,900

**\*\*OPEN HOUSE SAT NOV 11 FROM 1-4PM\*\*** The elegant hardie board exterior with sloped roof and unique lines provides a stunning introduction to Marda Loop's Newest Detached Modern Farmhouse. Large Dining space as well as a gourmet kitchen with ss appliances, quartz counters and huge centre island. The west facing living room with gas fireplace and shelving. The upstairs has 3 large bedrooms all with walk in closets including the master bedroom and its truly spa inspired ensuite. The 2nd floor also has a laundry room and jack and jill full washroom. You will find details and quality craftsmanship in each of the thoughtfully designed rooms. The home comes fully finished with a 4th bedroom, full washroom and rec area with wet bar on the lower level. Altadore is the ideal location for young families looking to be close to parks, schools, & amenities. River Park & Sandy Beach Park are both within walking distance, & not to mention the entire Marda Loop/Garrison Green shopping area is only a 10 min walk away! The neighbourhood is only 5 kilometres from the downtown core, easily accessible along 14 Street SW or Crowchild Trail, & the community has both public & separate schools, junior high & high schools nearby, & Mount Royal University to the south.-- (id:6769)

|                                 |                                     |
|---------------------------------|-------------------------------------|
| Media 14.58 Ft x 17.58 Ft       | 2pc Bathroom .00 Ft x .00 Ft        |
| Bedroom 9.58 Ft x 14.33 Ft      | Laundry room 8.17 Ft x 5.92 Ft      |
| 4pc Bathroom .00 Ft x .00 Ft    | Primary Bedroom 15.92 Ft x 13.00 Ft |
| Kitchen 11.92 Ft x 19.92 Ft     | Bedroom 10.17 Ft x 12.42 Ft         |
| Dining room 10.92 Ft x 17.42 Ft | Bedroom 10.83 Ft x 10.83 Ft         |
| Living room 14.42 Ft x 15.83 Ft | 4pc Bathroom .00 Ft x .00 Ft        |
| Other 6.33 Ft x 8.67 Ft         | 5pc Bathroom .00 Ft x .00 Ft        |

Listing Presented By:



Originally Listed by:  
eXp Realty

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



**CIR**

**REALTY**

149 West Lakeview Point , Calgary,  
AB,

Phone: 403-585-5270  
[cawarawa@shaw.ca](mailto:cawarawa@shaw.ca)