



## 4504 19 Street Calgary Alberta

\$1,985,000

This is the SWEET SPOT in Altadore.... A 52' lot, a south exposure, 3370+ sq ft above grade, a HEATED 3 car garage, a paved lane in back, a block off 20th, 3 blocks to the dog park, a quick bike to North Glenmore Park and a short walk through the neighbourhood to the heart of Marda Loop, and its ever-expanding list of shops & services - FANTASTIC! This home is a true CUSTOM design reflecting QUALITY of finishings throughout. Highlights include.... 10' ceilings on the main, 9' ceilings up & down, 8' doors, wideplank, white oak hardwoods, designer lighting fixtures, Central A/C, B/I speakers and smart home wired... AND a floating, open riser staircase, encased in glass - a STRIKING architectural feature offering a variety of compelling sightlines that ties it all together! On the main you will appreciate a wonderful living room and adjacent dining space for your evening guests, with its impressive double-sided linear fireplace finished in a Brazilian Falcon granite, in a leather finish! On the southside of the main floor, with a WARM & BRIGHT SW exposure, you will find the Great Room... a generous family room, family dining counter and GOURMET kitchen. The kitchen features custom cabinets and a full Miele appliance package including a double wall oven, a 5 burner gas cooktop and a side by side Sub Zero fridge/freezer, plus an abundance of storage and counter space(a 13' island). All of this leads via sliding doors to the generous rear yard with its inviting SW exposure, composite patio and gas firetable. The main level also includes a home office, with a private entrance!!Upstairs, the Primary Retreat is a dream.... Generous sleeping quarters and an en suite you will love... HEATED FLOORS, an abundance of glass which serves to separate the STEAM SHOWER from the soaker tub, body jets and a rain showerhead and a walk-in closet with built-ins. The two additional beds u...

Recreational, Games room 33.33 Ft x 15.75 Ft

Wine Cellar 9.42 Ft x 7.42 Ft

Exercise room 11.00 Ft x 9.75 Ft

Bedroom 16.17 Ft x 12.75 Ft

Storage 11.67 Ft x 5.58 Ft

3pc Bathroom .00 Ft x .00 Ft

Kitchen 24.25 Ft x 10.50 Ft

Family room 24.00 Ft x 16.50 Ft

Other 10.58 Ft x 4.75 Ft

2pc Bathroom .00 Ft x .00 Ft

Primary Bedroom 16.67 Ft x 16.58 Ft

5pc Bathroom .00 Ft x .00 Ft

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

Listing Presented By:



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CIR

REALTY

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<b>Furnace</b>	13.50 Ft x 7.33 Ft	<b>Bedroom</b>	13.58 Ft x 10.92 Ft
<b>Den</b>	11.83 Ft x 10.92 Ft	<b>4pc Bathroom</b>	.00 Ft x .00 Ft
<b>Living room</b>	16.50 Ft x 13.42 Ft	<b>Bedroom</b>	15.33 Ft x 10.67 Ft
<b>Dining room</b>	16.25 Ft x 10.67 Ft		