



# 1728 48 Avenue Calgary Alberta

\$1,229,900

\*VISIT MULTIMEDIA LINK FOR FULL DETAILS INCLUDING IMMERSIVE 360 VT & FLOORPLANS!\* This meticulously maintained like-new 4-bed, HIGHLY UPGRADED SEMI-DETACHED infill in the heart of ALTADORE has a fantastic OPEN LAYOUT w/ wide-plank engineered hardwood floors & is only a block away from multiple parks/playgrounds, Monogram Coffee, & only a few blocks from Altadore School, Glenmore Athletic Park, and Sandy Beach! SOUTH-facing windows bring in tons of natural light, drenching the entire main floor in sunshine all day long. The central kitchen can host your kids, their friends, & your family with room to spare w/ an oversized island with built-in shelving. Storage isn't a problem either, with plenty of cabinets & a built-in pantry w/ soft-close hardware. A bright, airy living room gives you access to the back deck through 8' sliding glass doors & features a gas fireplace w/ tile detailing & custom floating shelves. The spacious mudroom & powder room are found off the living room, excellent for some added privacy away from the main living spaces. THREE SKYLIGHTS in the upper-level stairwell keep the home feeling large & bright. At the same time, the primary quarters are the true meaning of luxury -large South-facing windows, an oversized walk-in closet w/ built-in custom shelving and bench, & a luxurious ensuite with a high ceiling, a skylight, dual vanities, a custom built-in mirror, tiled walls with floating shelves, a freestanding tub, and large walk-in glass shower. The main bathroom, shared by the secondary bedrooms, offers a dual vanity & a tub/shower. In the fully finished basement, the large entertainment room offers a wet bar and installed ceiling speakers. On this level, the fourth bedroom is perfect for teens or as a guest bedroom with a walk-in closet with custom built-ins and easy access to a full 4pc bathroom boasting a tub/shower with a full-height tile su...

Primary Bedroom 12.58 Ft x 11.83 Ft

Bedroom 10.67 Ft x 9.25 Ft

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Laundry room 7.67 Ft x 5.67 Ft

5pc Bathroom Measurements not available

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Recreational, Games room 19.33 Ft x 11.67 Ft

Den 8.00 Ft x 5.75 Ft

4pc Bathroom Measurements not available

Living room 14.17 Ft x 13.50 Ft

Kitchen 18.58 Ft x 8.75 Ft

Dining room 12.17 Ft x 11.83 Ft

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

Listing Presented By:



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Bedroom 11.83 Ft x 11.42 Ft

2pc Bathroom Measurements not available