



## 2005 48 Avenue Calgary Alberta

\$2,790,000

Introducing a breathtaking modern farmhouse situated on the most desirable south-backing street in Altadore. This architectural gem, crafted by the renowned Trickle Creek, embodies the perfect blend of indoor and outdoor living. With a refreshing design that merges style, functionality, and tranquility, this residence sets a new standard of quality. Spanning an impressive 5,250 square feet on a 37'x123' lot, this remarkable home boasts 5 bedrooms. As you step inside, the allure of white oak hardwood flooring throughout immediately captures your attention, infusing warmth and sophistication into every room. Abundant natural light pours through expansive windows, creating an airy, welcoming atmosphere. Thoughtfully selected built-ins, designer lighting, wall treatments, window coverings, and fixtures enhance the stunning aesthetic, adding an extra touch of luxury. The kitchen is a culinary enthusiast's dream, designed for both daily living and grand entertaining. Equipped with top-of-the-line appliances and a butler's pantry, it ensures unparalleled quality and performance. The sleek design and oversized quartzite/wood block waterfall island make this space as visually pleasing as it is functional. Adjacent to the open-concept kitchen is a formal dining area that flows effortlessly into a cozy living room adorned with a wood-burning fireplace. The front of the home features a tucked-away retreat, providing a serene space for relaxation or a home office. Ascending the floating staircase, you'll find the primary suite, an oasis of luxury and comfort. This space includes a spacious bedroom, an en-suite bathroom, and a generous closet. The two secondary bedrooms are equally impressive, each with its own spacious closet and a shared bathroom. The top floor loft, with its wood beam ceilings and heated balconies at the front and back, is the perfect setting for a gym or yog...

Other 14.00 Ft x 8.17 Ft

Laundry room 9.67 Ft x 6.17 Ft

Primary Bedroom 18.33 Ft x 14.00 Ft

Bedroom 13.33 Ft x 13.33 Ft

Bedroom 16.17 Ft x 13.33 Ft

5pc Bathroom 18.17 Ft x 11.33 Ft

Laundry room 8.50 Ft x 6.33 Ft

Furnace 12.50 Ft x 11.00 Ft

Bedroom 15.33 Ft x 13.33 Ft

Bedroom 13.83 Ft x 12.67 Ft

5pc Bathroom 13.00 Ft x 5.00 Ft

Kitchen 22.00 Ft x 12.92 Ft

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

Listing Presented By:



Originally Listed by:  
Sotheby's International Realty  
Canada



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca

5pc Bathroom	10.67 Ft x 8.33 Ft	Dining room	21.00 Ft x 10.83 Ft
Furnace	7.17 Ft x 5.33 Ft	Living room	16.83 Ft x 14.33 Ft
Family room	31.00 Ft x 17.00 Ft	Den	15.00 Ft x 9.50 Ft
Recreational, Games room	25.83 Ft x 17.83 Ft		