



2012 47 Avenue Calgary Alberta

\$1,950,000

Stunning Modern quality, second to none! Choice location in Altadore, on a quiet street with very little traffic! The Appeal starts at the front walk, with an inviting sitting area and beautiful brick front with modern details, windows galore to allow the South light to strategically shine right in, accenting the showpiece staircase - you will see what I mean! This 2 Storey 4-bedroom home, fully developed, offers almost 3,700sqft of Designer finished living space, with a nice open feel, yet some nice division of space as well. Main Floor Office with Built-in Desk, cabinetry and interior windows make for practicality and a sense of success! Kitchen is a step up, with a custom island great for entertaining, excellent Dining space which is so nice for entraining or family Dinner. Off white cabinetry with additional lighting and Quartz C-tops compliment the Gourmet ensemble: Wolf Gas Stove, Sub-Zero and Asko Dishwasher, Wolf Microwave, Miele Coffee & a Beverage Fridge. Relax in the Living Room with a magnificent window that looks out to the yard. Built in Media continues the elegance of daily living in this masterpiece! Built-in speakers with Russound system. A large Mudroom and Powder room round out a great Main floor! Upper level greets you with a beautiful built-in bookcase or homework desk, leading to the two large bedrooms and a 4 -pc Main Bath. The Primary Bedroom is luxury: huge walk-in closet, lots of lighting options and a 6-pc Ensuite with a large Steam shower, double sinks, a Soaker tub fit for a princess! Lower level will also impress with wet bar and wine room that look like they mesh into one, open to the Media Room with built-in cabinetry. Exercise Room is very large - with in floor heating, hot yoga is possible! 4th Bedroom is very large, with large walk-in closet and cheater Ensuite door to another Steam Shower and full 4-pc bathroom. Great yard, great...

Family room 15.00 Ft x 14.67 Ft
Exercise room 14.25 Ft x 10.25 Ft
Furnace 14.58 Ft x 7.17 Ft
Wine Cellar 8.17 Ft x 3.33 Ft
Bedroom 14.83 Ft x 13.25 Ft
4pc Bathroom 16.17 Ft x 7.17 Ft

Foyer 9.83 Ft x 7.00 Ft
Den 10.42 Ft x 9.92 Ft
Other 13.42 Ft x 6.08 Ft
2pc Bathroom 7.42 Ft x 2.92 Ft
Other 8.58 Ft x 5.92 Ft
Laundry room 15.83 Ft x 6.50 Ft

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Other	5.08 Ft x 3.50 Ft	Primary Bedroom	14.50 Ft x 14.33 Ft
Kitchen	18.00 Ft x 15.25 Ft	Bedroom	11.00 Ft x 10.00 Ft
Dining room	15.17 Ft x 10.17 Ft	Bedroom	13.00 Ft x 12.00 Ft
Living room	15.50 Ft x 15.25 Ft		