



## 4115 15 Street Calgary Alberta

\$2,880,000

Simple, yet bold. Often home design's become passe, colour trends fall out of fashion and once fancy features turn cumbersome or antiquated. However, once in a while a home comes along that will withstand the test of time. It starts with location. This property sits on a coveted street in Altadore/Marda Loop, surrounded by luxury homes. Niro Developments hand picked this 50x125 ft lot for its west-facing backyard, paved alleyway, convenient River Park access, and the gentle slope enhancing the home's curb appeal. Mature landscaping, cedar soffits, copper accents, and architectural lighting create a striking first impression. When it comes to designing a home there's been a tendency to overdo "openness", but you don't want to feel like you're on display, and there is often a need for multiple designated spaces such as a gym, music room, art studio, crafting, operating a business, reading den, library, play area, personal office, a second office... From the inviting entryway the main floor feels boundless stemming from the open riser staircase, glass features and an astounding number of windows stretching across the rear wall. Those design elements connect the home up-and-down, inside-and-out, so seamlessly it might shock you to find a tastefully outfitted office to the left and an inviting space to wind down or read a book, both teeming with natural light. While the office provides custom built-ins, extra storage and complete privacy, the adjacent space connects directly to the catering kitchenette, walk-in pantry and mudroom. This is where you'll enter the home most often after parking inside the epoxied, drywalled, insulated and heated triple garage. However you'll probably want to get right back outside to soak in the secluded hot tub, lounge on the deck which can be shaded by the power awning, or cozy up to a wood burning fire underneath the robust covered pergola...

3pc Bathroom 10.08 Ft x 5.50 Ft

Wine Cellar 15.83 Ft x 13.33 Ft

Bedroom 14.25 Ft x 13.42 Ft

Bedroom 14.83 Ft x 12.33 Ft

2pc Bathroom 6.00 Ft x 5.67 Ft

Dining room 14.00 Ft x 6.42 Ft

Office 12.92 Ft x 13.83 Ft

Pantry 6.33 Ft x 12.50 Ft

Kitchen 11.83 Ft x 22.42 Ft

4pc Bathroom 5.00 Ft x 5.92 Ft

5pc Bathroom 8.00 Ft x 12.00 Ft

6pc Bathroom 13.75 Ft x 19.75 Ft

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Listing Presented By:



Originally Listed by:  
Charles

<http://www.charlesrealestate.ca/>



**Real Estate Professionals Inc.**

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

Phone: 403-547-4102  
[cm.mackenzie@shaw.ca](mailto:cm.mackenzie@shaw.ca)

Family room 22.33 Ft x 17.58 Ft  
Foyer 11.42 Ft x 12.33 Ft  
Living room 15.92 Ft x 12.92 Ft  
Other 6.33 Ft x 16.00 Ft

Bedroom 16.42 Ft x 14.00 Ft  
Primary Bedroom 10.67 Ft x 15.00 Ft  
Bedroom 12.50 Ft x 12.50 Ft