



# 4317 16 Street Calgary Alberta

\$1,099,900

\*\*\*Enjoy experiencing this beautiful home through our innovative 3D tour\*\*\*. Just steps away from Rundle Academy and Altadore School, this 2022 new build is ready to move into. Upon entry to this home, you'll immediately be impressed with white walls, light maple hardwood floors and 9 ft tall ceilings. Off to your right, you will discover an open and inviting dining room with a gorgeous feature wall. Continue into the home, where you'll find an open and bright kitchen that has a large quartz island with breakfast bar that seats four, stainless steel appliances, lots of countertop space, pantry and soft close cupboards. The kitchen looks onto the family room that is situated by a large west window that enjoys sunlight throughout the day. You'll love the beautiful brick fireplace that runs all the way up to the ceiling complete with built in floating shelves. The back entry is private with a closed off door and has a locker area, bench and closet for coming in through your double car detached garage. Step outside into the west facing backyard to enjoy the cement patio and grassy area. Back inside, take the hardwood stairs up to find three big bedrooms, including a primary bedroom that has an exquisite feature wall, a barn door and a tranquil spa-like ensuite with heated floors, an upscale soaker tub & oversized shower with rain head, body sprayers and an adjustable wand shower head. At the top of the stairs there is a convenient work area that enjoys natural light from a large window and is the perfect place for those who want to work from home. Completing the top floor is a laundry room that has it's own sink and lots of enclosed cupboards for storage. Downstairs, you will find a large open living room perfect for the big screen TV and family/friend gatherings that has it's own custom built-in bar area for drinks and snacks. There is an enclosed gym area with ...

Primary Bedroom 19.25 Ft x 12.67 Ft

5pc Bathroom Measurements not available

4pc Bathroom Measurements not available

Laundry room 7.50 Ft x 6.25 Ft

Bedroom 15.08 Ft x 9.83 Ft

Bedroom 13.42 Ft x 11.75 Ft

Exercise room 11.33 Ft x 8.25 Ft

Bedroom 10.67 Ft x 11.67 Ft

Family room 13.42 Ft x 13.42 Ft

Kitchen 21.67 Ft x 14.08 Ft

2pc Bathroom Measurements not available

Living room 13.42 Ft x 12.58 Ft

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

Listing Presented By:



Originally Listed by:  
RE/MAX Landan Real Estate

<http://www.bradylayton.com/>



**Real Estate Professionals Inc.**

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

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

Living room 15.92 Ft x 18.50 Ft

Other 10.42 Ft x 7.33 Ft

4pc Bathroom Measurements not available