



4505 17 Street Calgary Alberta

\$1,149,900

Situated on a beautiful tree-lined street in ALTADORE, this immaculately maintained and extensively upgraded home blends timeless design with thoughtful function and a premium inner-city lifestyle. A welcoming entry leads to a bright and spacious front dining room, ideal for entertaining or family dinners. The show-stopping GALLEY KITCHEN is as functional as it is stylish, featuring high-end VIKING APPLIANCES including a GAS RANGE, full-height DOVETAIL WOOD CABINETRY with pull-out pantry drawers, a QUARTZ BACKSPLASH and an EXTENDED ISLAND with bar seating. A tucked-away POWDER ROOM adds privacy and convenience. The rear LIVING ROOM invites relaxation with a GAS FIREPLACE and large windows overlooking the WEST-FACING BACKYARD. Upstairs, OPEN RISER STAIRS framed by skylights bring light into the upper level, where plush carpeting adds warmth. Two bright SECONDARY BEDROOMS share a well-appointed 4PC BATH, with one bedroom showcasing a charming VAULTED CEILING. The LAUNDRY ROOM is conveniently located on this level. The spacious PRIMARY BEDROOM features a COFFERED CEILING, LARGE WALK-IN CLOSET, and a 5PC ENSUITE with DUAL VANITIES, an AIR-JETTED TUB, and a STEAM SHOWER for a luxurious start or end to the day. The FULLY DEVELOPED SUNSHINE BASEMENT offers oversized windows, NEWER TILE FLOORING with TILE BASEBOARDS, and HYDRONIC IN-FLOOR HEAT for efficient comfort. A large MEDIA ROOM with a built-in WET BAR with upper cabinetry is perfect for entertaining, alongside a 4TH BEDROOM with WALK-IN CLOSET, a 4PC BATH, and a dedicated WINE CELLAR. Enjoy a low-maintenance WEST BACKYARD oasis with MATURE TREES, BUILT-IN IRRIGATION, and a PERGOLA for shade and privacy. The DOUBLE DETACHED GARAGE is fully insulated, heated with gas, and equipped with overhead storage and pegboard organization. Additional upgrades include FRESH PAINT, CENTRAL AIR CONDITIONING, SMART LIGHT SWITCHES, a...

Recreational, Games room 18.42 Ft x 29.92 Ft
 Furnace 6.17 Ft x 9.17 Ft
 Storage 6.17 Ft x 7.92 Ft
 Bedroom 11.92 Ft x 10.75 Ft
 Other 6.17 Ft x 7.00 Ft

Living room 17.92 Ft x 12.17 Ft
 2pc Bathroom 5.50 Ft x 5.33 Ft
 Laundry room 7.00 Ft x 5.25 Ft
 Primary Bedroom 11.75 Ft x 17.17 Ft
 Bedroom 10.00 Ft x 12.17 Ft

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4pc Bathroom 8.17 Ft x 4.92 Ft

Foyer 5.83 Ft x 4.58 Ft

Dining room 13.42 Ft x 13.08 Ft

Kitchen 13.58 Ft x 17.25 Ft

Bedroom 8.83 Ft x 12.17 Ft

4pc Bathroom 7.00 Ft x 8.00 Ft

5pc Bathroom 7.25 Ft x 12.17 Ft