



## 4616 16A Street Calgary Alberta

\$1,394,900

Luxury pre-sale on one of the most coveted streets of Altadore! This is an amazing opportunity to own a brand new home and select finishes to your taste. A unique design with a well-thought-out floor plan, built by the prominent inner-city builder Jerry Homes. Upon entry, you're greeted by a spacious foyer and a 10ft ceiling throughout the main floor, leading into the dining area that features custom wood wall panelling, and showcases an ample amount of natural sunlight from the large windows. The stunning kitchen features a massive 12ft island with a waterfall. Wolf stove, Fisher & Paykel premium built-in appliances, gold handles and faucets, white cabinetry and under-cabinet lighting with quartz countertops and backsplash. Custom multiple-tier gas fireplace in the great room and mudroom with beautiful Italian-made checkered floor tiles. The upper floor includes a 9ft ceiling, a massive primary bedroom with a remarkable 5-piece ensuite featuring in-floor heat, steam shower, Italian-made checkered floor tiles and two large walk-in closets. Two additional great size bedrooms, one with a walk-in closet, a 3-piece bath and a laundry room. The fully finished basement features in-floor heat rough-in, a massive rec room, a wet bar, a fourth bedroom, and a 3-piece bath, office or gym. Other features include rough-ins for A/C, central vac, ceiling speakers, alarm system, exterior 360 cameras and options to select more upgrades. Close to school, parks, trendy restaurants, and bars. Quiet, but just minutes away from all the Marda Loop fun. \*Pictures are from the builder's recent project with similar finishes, currently on the market and available to view\* (id:6769)

Primary Bedroom 15.50 Ft x 12.00 Ft

Bedroom 12.83 Ft x 9.67 Ft

Bedroom 15.50 Ft x 10.75 Ft

Laundry room 5.67 Ft x 5.00 Ft

4pc Bathroom 8.67 Ft x 5.58 Ft

5pc Bathroom 12.50 Ft x 9.67 Ft

Family room 17.00 Ft x 14.17 Ft

Bedroom 11.92 Ft x 9.92 Ft

Storage 10.00 Ft x 4.33 Ft

Furnace 6.42 Ft x 6.17 Ft

3pc Bathroom 7.00 Ft x 6.33 Ft

Living room 15.50 Ft x 15.00 Ft

Dining room 23.92 Ft x 12.17 Ft

Foyer 13.08 Ft x 5.33 Ft

Other 6.92 Ft x 5.50 Ft

2pc Bathroom 5.00 Ft x 5.00 Ft

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

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