



1603 42 Avenue Calgary Alberta

\$2,250,000

Stunning new build by experienced inner-city builder Agile Developments! Perfectly positioned on a sunny, south backing oversized 30' x 125' corner lot in the heart of Altadore. A timeless, warm brick exterior creates exceptional curb appeal, while the corner orientation allows for additional east-facing windows that flood the home with beautiful natural light throughout the day. Offering over 3,300 sq ft of thoughtfully curated living space, this home showcases outstanding quality, craftsmanship, & a highly functional floor plan. The main level features 10-foot ceilings & wide-plank white oak hardwood floors, creating an airy & inviting atmosphere. A stylish front office is ideal for working from home & is accented by custom wrought-iron detailing that adds a contemporary edge. The dining area, complete with custom millwork & built-ins, flows seamlessly into the chef's kitchen, outfitted with Miele appliances, including a 6-burner dual-fuel range, Miele refrigerator, Miele Speed Oven, & Bosch dishwasher. A well-designed walk-in pantry with extensive custom cabinetry includes a beverage fridge & ample storage for small appliances. The pantry connects directly to a generous mudroom with built-ins, helping keep busy families organized. The expansive living room is anchored by a striking custom gas fireplace & large sliding doors that open to the sun-filled south backyard & spacious deck, ideal for indoor/outdoor entertaining. The upper level enjoys 9-foot ceilings throughout. The primary retreat overlooks the backyard & features a large walk-in closet with furniture-grade cabinetry & custom built-ins. The luxurious 6pc ensuite includes a steam shower, deep soaker tub, dual vanity, private water closet, heated floors, & premium plumbing fixtures by The Royal Flush. Two additional bedrooms are bright & well-proportioned, while the thoughtfully designed main bathroom is...

Recreational, Games room 14.00 Ft x 14.33 Ft

Media 16.50 Ft x 13.67 Ft

Exercise room 14.00 Ft x 10.50 Ft

Bedroom 9.33 Ft x 10.00 Ft

4pc Bathroom 5.83 Ft x 6.67 Ft

Foyer 8.00 Ft x 6.83 Ft

Living room 17.00 Ft x 15.00 Ft

Other 7.25 Ft x 6.00 Ft

2pc Bathroom 5.50 Ft x 7.00 Ft

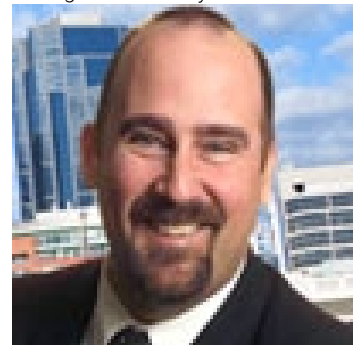
Primary Bedroom 19.25 Ft x 14.00 Ft

Other 12.75 Ft x 9.00 Ft

6pc Bathroom 16.67 Ft x 7.50 Ft

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Listing Presented By:



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RE/MAX Realty Professionals

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Office 8.00 Ft x 10.50 Ft

Dining room 12.33 Ft x 15.00 Ft

Kitchen 16.25 Ft x 15.33 Ft

Pantry 7.50 Ft x 6.00 Ft

Bedroom 13.75 Ft x 10.50 Ft

Bedroom 12.25 Ft x 10.50 Ft

4pc Bathroom 14.17 Ft x 6.00 Ft