



# 1605 42 Avenue Calgary Alberta

\$2,225,000

Stunning new build by Agile Developments! Ideally situated on a sunny, over-sized south-backing 30' x 125' lot on a quiet street in the heart of Altadore, this home offers an exceptional setting for active, professional couples & families. Featuring over 3,300 sq ft of thoughtfully designed living space, the home blends elevated design with everyday functionality. The main level showcases 10-foot ceilings & wide-plank white oak hardwood floors, creating a bright, open atmosphere. A dedicated front office with custom wrought-iron detailing provides an ideal work-from-home setup. The dining area offers custom millwork & built-ins & flows seamlessly into the chef's kitchen, equipped with premium Miele appliances, including a 6-burner dual-fuel range, Miele refrigerator, Miele Speed Oven, & Bosch dishwasher. A well-designed walk-in pantry with extensive cabinetry, beverage fridge, & small-appliance storage connects directly to the mudroom with extensive built-ins, helping keep daily life organized. The expansive living room is anchored by a custom gas fireplace & oversized sliding doors that open to the sun-filled south backyard & spacious deck, ideal for indoor-outdoor entertaining. The upper level features 9-foot ceilings throughout. The primary bedroom overlooks the backyard & includes a walk-in closet with furniture-grade cabinetry & custom built-ins, plus a spa-inspired 6pc ensuite with steam shower, soaker tub, heated floors, private water closet, & premium fixtures by The Royal Flush. Two additional bright bedrooms, a well designed family-friendly main bath (pocket door separates the toilet/shower area from the dual vanity enabling multiple parties to use the same simultaneously), & a convenient upper-level laundry room with a sink, ample storage & hanging) complete the upper level. The fully developed lower level offers a media space, games area, fitness room, ...

Bedroom 9.33 Ft x 10.00 Ft  
 Media 16.50 Ft x 13.67 Ft  
 Recreational, Games room 14.00 Ft x 14.00 Ft  
 Exercise room 14.00 Ft x 10.50 Ft  
 4pc Bathroom 5.83 Ft x 6.67 Ft  
 Foyer 8.00 Ft x 6.83 Ft  
 Office 8.00 Ft x 101.50 Ft  
 Dining room 12.00 Ft x 15.00 Ft  
 Kitchen 16.00 Ft x 15.00 Ft

Pantry 7.50 Ft x 6.00 Ft  
 Other 7.25 Ft x 6.00 Ft  
 2pc Bathroom 5.50 Ft x 7.00 Ft  
 Primary Bedroom 19.00 Ft x 14.00 Ft  
 Other 12.75 Ft x 9.00 Ft  
 6pc Bathroom 16.67 Ft x 7.50 Ft  
 Bedroom 12.00 Ft x 10.50 Ft  
 Bedroom 13.75 Ft x 10.50 Ft  
 4pc Bathroom 14.17 Ft x 6.00 Ft

Listing Presented By:



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