



1610 49 Avenue Calgary Alberta

\$2,482,000

*** PRE-SALE....UNDER CONSTRUCTION....DRYWALL STARTING NEXT WEEK....STILL TIME TO

CUSTOMIZE***Stunning custom built home by Palatial Homes offers over 3800 square feet of luxury living space designed for comfort and style in mind. located on a very quiet Cul- De- Sac in the heart of Altadore. South facing entry onto main floor with 10 ft ceilings with expansive Lux windows and oak hardwood flooring create a seamless flow throughout the main level. The chef inspired gourmet kitchen with Jenn Aire appliances including double oven is anchored by large central island with double edge Quartz countertops. large butlers pantry leads into the sunlit south facing formal dinning room. The living room at the back offers a sleek floor-to-ceiling plastered fireplace with oversized sliding doors that open on to a large deck. A stylish powder room with wall mounted faucet and an in- wall toilet. Spacious mudroom with custom cabinetry on both sides, in-floor heating and pet wash station completes the main level. Second floor offers three spacious bedrooms, each with its own ensuite bathroom and walk in closets.. The master suite is a private retreat with 15 foot lofted ceilings, large windows, fireplace and a spa-inspired ensuite featuring steam shower, a freestanding soaker tub, dual vanities, in-floor heat and his/her walk-in closets.. large functional laundry room with floor to ceiling built-in cabinetry and a sink. Third level offers downtown views through the sliding doors which open on to the balcony from the media room. Another bedroom/office and full washroom completes the third floor. The fully developed basement offers large family room with custom wet bar and built-in shelving, A glass-enclosed gym, another bedroom and 3 piece washroom. Basement is also roughed in for hydronic heating. Altadore is an established inner city neighborhood with close proximity to excellen...

Primary Bedroom 12.00 Ft x 17.33 Ft

5pc Bathroom 14.08 Ft x 11.25 Ft

Bedroom 10.58 Ft x 10.92 Ft

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3pc Bathroom 5.08 Ft x 8.00 Ft

3pc Bathroom 7.25 Ft x 7.08 Ft

Loft 13.50 Ft x 9.42 Ft

Other 14.50 Ft x 5.00 Ft

Family room 22.17 Ft x 17.50 Ft

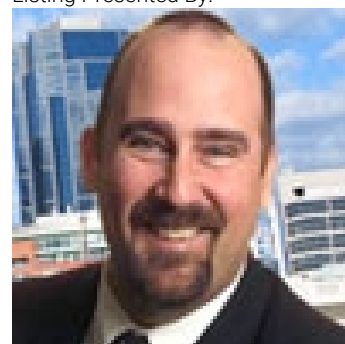
Bedroom 10.67 Ft x 10.50 Ft

3pc Bathroom 8.08 Ft x 5.00 Ft

Exercise room 10.00 Ft x 9.08 Ft

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Listing Presented By:



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RE/MAX Realty Professionals

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Laundry room 7.00 Ft x 6.50 Ft

Other 7.50 Ft x 13.50 Ft

Bedroom 13.50 Ft x 9.83 Ft

3pc Bathroom 9.00 Ft x 5.08 Ft

Living room 14.02 Ft x 13.83 Ft

Kitchen 12.00 Ft x 17.00 Ft

Pantry 11.75 Ft x 7.00 Ft