



1612 48 Avenue Calgary Alberta

\$2,250,000

A very rare opportunity to own an oversized solid brick & clay tile exterior bungalow backing onto green space in the heart of desirable Altadore. Featuring an expansive and partially updated 4108 sq ft of living space, 5 bedrooms and 3.5 bathrooms, the home provides one level style living, with option to have live in caretaker or nanny on lower level with its additional full kitchen, bathroom & bedrooms, in a family-friendly setting. As you approach the home, you'll be greeted by a large, sunny south front yard and a welcoming porch, ideal for relaxing and enjoying the neighbourhood's friendly atmosphere. Inside, the home features a spacious living room is illuminated with natural light and a dining room spacious enough to host large gatherings with family and friends. Beautiful crown moulding adorns the main floor entertaining spaces. The perfectly situated family room has a balcony, custom wood paneling, built-in bookcases and a wood burning stone fireplace that serves as a cozy focal point. The kitchen is generously sized and includes a dining nook, making it a perfect space for creating and enjoying family meals. Your elegant primary bedroom suite has a large bow window, an ensuite washroom with dual sinks, Bain Ultra tub and shower. With two more comfortable bedrooms and a full family washroom on the main floor, there's plenty of room for a growing family or guests. The lower level of the home offers versatility, with a second kitchen with dining area, a large recreation room complete with wet bar and stone fireplace. A large flex room provides additional space that can be customized to fit your needs, whether as a gym, or hobby room. The spacious washroom features a corner tub, shower, and a full sauna, offering a spa-like experience in the comfort of your own home. There are two additional bedrooms and plenty of storage space that complete the lower level. The ...

- Recreational, Games room 32.25 Ft x 16.17 Ft
- Other 10.08 Ft x 3.67 Ft
- Other 24.50 Ft x 18.33 Ft
- Other 14.25 Ft x 12.42 Ft
- Bedroom 14.25 Ft x 12.58 Ft
- Bedroom 12.42 Ft x 9.33 Ft
- 4pc Bathroom 11.00 Ft x 10.50 Ft
- Storage 7.92 Ft x 6.17 Ft
- Storage 10.92 Ft x 6.42 Ft

- Furnace 12.67 Ft x 11.00 Ft
- Living room 23.00 Ft x 13.08 Ft
- Dining room 14.67 Ft x 13.75 Ft
- Other 15.92 Ft x 13.67 Ft
- Family room 20.92 Ft x 18.17 Ft
- 2pc Bathroom 5.08 Ft x 3.42 Ft
- Primary Bedroom 20.83 Ft x 12.58 Ft
- 5pc Bathroom 11.58 Ft x 9.00 Ft
- Bedroom 15.50 Ft x 11.25 Ft

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

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Storage 9.42 Ft x 3.00 Ft