

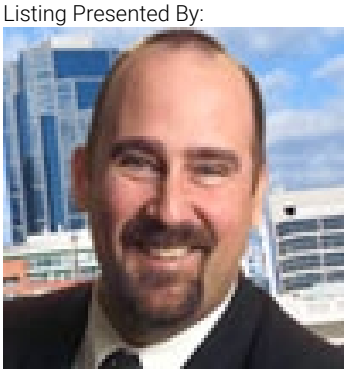
1612 49 Avenue Calgary Alberta

$2,449,000

Welcome to this masterfully designed detached home in Altadore, ideally positioned on a quiet cul-de-sac. Offering three finished levels above grade plus a fully developed basement, this exceptional residence combines thoughtful design, elevated finishes, and custom details throughout.The bright front dining room flows seamlessly into a gourmet kitchen equipped with premium JennAir appliances and a large quartz island with exceptional hidden storage. An inviting living room provides the perfect space for everyday living and entertaining, while the functional mudroom features custom built-ins and a dedicated pet spa.The second level offers two spacious secondary bedrooms sharing a beautifully appointed full bathroom, along with a charming nook with built-in storage. The luxurious primary retreat serves as a private sanctuary, complete with vaulted ceilings, a Juliette balcony, dual-sided fireplace, and custom walk-in closet. The spa-inspired ensuite features a deep soaker tub, walk-in shower with built-in bench, undermount lighting, and in-floor heating.The third floor offers a private loft retreat with an additional bedroom, dedicated ensuite, and access to a personal balcony. The fully developed lower level is designed for relaxation and entertaining, featuring a gorgeous wet bar, built-in media centre, spacious recreation area, dedicated home office, and cozy in-floor heating.Outside, the property is complete with a private backyard and double detached garage. Set within one of Altadore's quiet residential pockets, this home offers a rare combination of privacy, sophisticated design, and convenient access to parks, schools, Marda Loop, restaurants, and everyday amenities. (id:6769)

Primary Bedroom 12.92 Ft x 18.00 Ft
Other 8.92 Ft x 11.00 Ft
5pc Bathroom 9.17 Ft x 20.92 Ft
Laundry room 9.00 Ft x 7.83 Ft
3pc Bathroom 5.92 Ft x 11.00 Ft
Bedroom 11.92 Ft x 10.92 Ft
Other 4.50 Ft x 5.33 Ft
Bedroom 12.92 Ft x 11.92 Ft
Other 15.25 Ft x 3.58 Ft
3pc Bathroom 5.92 Ft x 12.42 Ft
Bedroom 13.00 Ft x 13.83 Ft
Recreational, Games room 19.50 Ft x 22.83 Ft
Other 2.08 Ft x 11.42 Ft
4pc Bathroom 9.25 Ft x 4.92 Ft
Bedroom 16.92 Ft x 13.08 Ft
Other 6.08 Ft x 6.92 Ft

Listing Presented By:



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eXp Realty

http://www.greengroup.estate/

RE/MAX Realty Professionals

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Other 5.33 Ft x 5.33 Ft

Bonus Room 14.92 Ft x 11.17 Ft

Exercise room 9.50 Ft x 9.08 Ft