



# 1747 48 Avenue Calgary Alberta

\$2,395,000

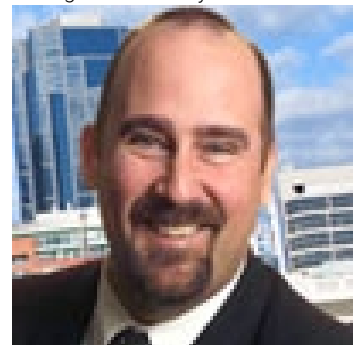
Welcome to a modern architectural gem in Calgary's prestigious Altadore! Built by Alliance Custom Homes, this residence is a masterclass in contemporary design, blending natural materials, bold geometric lines, and functional luxury. Located on one of Altadore's most sought-after streets, this home stands as a statement of sophistication, surrounded by equally stunning infills that elevate the neighbourhood's already prestigious reputation. The exterior is an exquisite blend of stone, wood accents, and expansive black-framed windows, creating a striking first impression. Inside, the open-concept main floor is designed to impress, offering soaring ceilings and an abundance of natural light. The kitchen is a chef's dream, featuring a sleek quartz waterfall island, high-end built-in appliances, a gas cooktop, and custom cabinetry. The butler's pantry with additional storage and counter space enhances both practicality and style, perfect for hosting or meal prep. The adjacent dining area flows seamlessly with the kitchen, creating an inviting and upscale space for family dinners or holiday events. The rear living room hosts a stunning gas fireplace that serves as the centrepiece, surrounded by tall windows for a lovely framing effect. The home's design thoughtfully incorporates indoor-outdoor living, with sliding doors leading to a landscaped backyard and a concrete patio space. A mudroom with built-in storage and bench seating provides everyday convenience, while a designer powder room rounds out the main floor. On the second level, the primary suite is nothing short of a personal oasis. The spa-inspired ensuite features a freestanding soaker tub, a glass-enclosed rain shower, and dual vanities with quartz countertops. A two-way gas fireplace adds a touch of luxury, connecting the ensuite to the spacious primary bedroom, which includes a custom walk-in closet with chea...

Loft 22.50 M x 16.67 M  
 Office 21.00 M x 12.92 M  
 Other 21.33 M x 10.67 M  
 3pc Bathroom 8.58 M x 4.92 M  
 Exercise room 11.58 M x 9.25 M  
 Recreational, Games room 19.67 M x 13.00 M  
 Furnace 11.33 M x 5.83 M  
 Bedroom 13.17 M x 10.75 M  
 3pc Bathroom 9.83 M x 6.00 M

Dining room 14.58 M x 12.42 M  
 Living room 16.33 M x 15.00 M  
 Pantry 12.00 M x 5.50 M  
 Foyer 7.00 M x 6.00 M  
 Other 8.92 M x 5.58 M  
 2pc Bathroom 6.00 M x 5.00 M  
 Laundry room 8.92 M x 5.92 M  
 Primary Bedroom 13.17 M x 13.00 M  
 Bedroom 10.58 M x 10.25 M

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Listing Presented By:



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Kitchen 18.58 M x 14.58 M