



## 2008 44 Avenue Calgary Alberta

\$1,249,900

Beautifully constructed 3+1 bedroom family home in sought-after Altadore, offering over 2900 sq ft of developed living space. The main level presents wide plank hardwood floors, high ceilings & is illuminated with recessed lights & stylish light fixtures, showcasing the bright dining area that flows into the kitchen that's tastefully finished with quartz counter tops, island/eating bar, custom cabinetry & upgraded appliances, including a Dacor gas stove. The living room is open to the kitchen & is anchored by an elegant feature fireplace. A mudroom & 2 piece powder room complete the main level. The second level hosts 3 bedrooms, a 4 piece bath & laundry room with convenient sink & storage. The primary suite with vaulted ceiling boasts a walk-in closet & luxurious 5 piece ensuite with space saving barn door, in-floor heat, dual sinks, freestanding soaker tub & separate shower. Basement development includes in-floor heat, a spacious recreation/media room complete with built-in ceiling speakers & wet bar - a perfect space for game or movie night. The finishing touches to the basement are a fourth bedroom & a 3 piece bath. Other notable features include central A/C, upgraded 2-zone furnace, upgraded finishing, plumbing fixtures, tile, carpet & lighting. Outside, enjoy the front patio & back yard with low maintenance landscaping & deck with natural gas line & access to the heated double detached garage. The prime location is unbeatable, close to vibrant Marda Loop, River Park, excellent schools, shopping, public transit & easy access to Crowchild Trail. (id:6769)

Furnace 12.00 Ft x 7.00 Ft

Recreational, Games room 20.50 Ft x 19.00 Ft

Bedroom 12.50 Ft x 11.00 Ft

3pc Bathroom .00 Ft x .00 Ft

Kitchen 21.00 Ft x 9.00 Ft

Dining room 10.00 Ft x 10.00 Ft

Living room 16.00 Ft x 14.50 Ft

2pc Bathroom .00 Ft x .00 Ft

Laundry room 8.00 Ft x 6.50 Ft

Primary Bedroom 12.50 Ft x 10.50 Ft

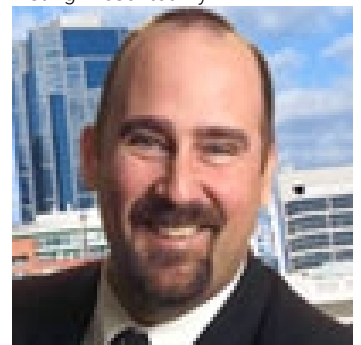
Bedroom 13.00 Ft x 10.00 Ft

Bedroom 13.00 Ft x 10.00 Ft

4pc Bathroom .00 Ft x .00 Ft

5pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



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