



## 2022 50 Avenue Calgary Alberta

\$1,275,000

\*\* OPEN HOUSE SUNDAY JANUARY 25TH\*\* Welcome to modern farmhouse luxury living in the highly sought-after community of Altadore! This open-concept home showcases exceptional design and craftsmanship throughout, featuring 10' ceilings, wide-plank flooring, and a layout ideal for both everyday living and entertaining. The heart of the home is a beautifully appointed chef's kitchen with high-end stainless steel appliances, expansive quartz countertops, a large island perfect for family meals and hosting, and ample pantry storage, flowing seamlessly into the dining area and a stylish living room highlighted by a modern gas fireplace and feature wall. A spacious mudroom with built-in storage adds everyday functionality, while the striking front entry staircase emphasizes the impressive width of the home and creates a welcoming first impression. Upstairs offers 3 generously sized bedrooms, including a showpiece primary retreat with his-and-hers walk-in closets and a spa-like ensuite featuring a freestanding tub, dual vanities, glass shower, and private water closet, while the additional bedrooms each include spacious closet space and a full bathroom to share, complemented by a thoughtfully designed upper-level laundry room. The fully developed lower level features a large media and recreation room and a dedicated basement office, offering excellent flexibility. Designed for effortless indoor-outdoor living, oversized sliding doors lead to a large backyard deck with added railing, complemented by low-maintenance turf, creating the perfect space for entertaining and relaxing. Recent upgrades include a central air conditioning unit, a garage-installed EV charger, and a water conditioning system, adding comfort and efficiency throughout the home. Finished with premium materials, custom cabinetry, floor-to-ceiling windows, quality appliances and fixtures, and truly impressive ...

4pc Bathroom 4.92 Ft x 9.00 Ft

Other 4.50 Ft x 4.33 Ft

Bedroom 13.08 Ft x 15.75 Ft

Den 7.33 Ft x 7.25 Ft

Recreational, Games room 15.50 Ft x 19.67 Ft

Study 11.83 Ft x 8.92 Ft

Kitchen 12.92 Ft x 18.92 Ft

Living room 16.83 Ft x 23.42 Ft

5pc Bathroom 12.83 Ft x 4.83 Ft

6pc Bathroom 12.83 Ft x 12.33 Ft

Bedroom 11.67 Ft x 16.42 Ft

Bedroom 12.83 Ft x 9.92 Ft

Listing Presented By:



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eXp Realty

**RE/MAX Realty Professionals**

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Furnace 6.33 Ft x 8.92 Ft

2pc Bathroom 5.42 Ft x 5.67 Ft

Dining room 5.83 Ft x 14.75 Ft

Foyer 8.33 Ft x 5.83 Ft

Laundry room 7.42 Ft x 5.67 Ft

Primary Bedroom 14.17 Ft x 14.25 Ft

Other 6.33 Ft x 14.25 Ft