



## 2027 46 Avenue Calgary Alberta

\$1,749,900

Located on a quiet street in the heart of sought-after Altadore, this beautifully upgraded 3+1 bedroom family home with SUNNY SOUTH BACK YARD offers over 3300 sq ft of developed living space! The main level presents hardwood floors, high ceilings & is drenched in natural light, showcasing the welcoming foyer with lofty ceilings & floor to ceiling windows that seamlessly leads to the kitchen that's tastefully finished with quartz countertops, large island/eating bar, high-end appliances & a plethora of storage space, including a butler's pantry with cabinets & built-in shelving. The adjacent dining area provides ample space for a large family gathering or dinner party. The living room is anchored by a floor to ceiling fireplace & built-ins overlooking the back yard. A convenient mudroom with built-ins galore & an attractively updated 2 piece powder room with new wallpaper, custom lighting & luxury vanity complete the main level. The second level hosts 3 bedrooms, a 5 piece main bath, laundry room with sink & storage & 2 linen closets. The primary bedroom with elegant, panelled wall boasts a custom walk-in closet & newly renovated 6 piece ensuite featuring heated floors, dual sinks with tower for extra storage, tiled back wall, relaxing freestanding soaker tub & rejuvenating steam shower. Bedrooms 2 & 3 both include walk-in closets. Basement development includes in-floor heat, large family/recreation room with built-in entertainment system wired for sound & gaming, bonus room (great for an office or gym), fourth bedroom with 2 walk-in closets & a 3 piece bath. Other notable features include central air conditioning, all upgraded lighting & wiring for an alarm system. Outside, enjoy the picturesque front garden & pristine sunny back yard with glass railing deck & patio with seating area - both with irrigation systems. Parking is a breeze with the double detached heate...

Family room 21.75 Ft x 14.67 Ft

Bonus Room 11.50 Ft x 9.42 Ft

Furnace 18.50 Ft x 6.08 Ft

Bedroom 14.00 Ft x 11.83 Ft

3pc Bathroom .00 Ft x .00 Ft

Kitchen 19.50 Ft x 9.67 Ft

Other 15.00 Ft x 5.92 Ft

2pc Bathroom .00 Ft x .00 Ft

Laundry room 7.92 Ft x 6.33 Ft

Primary Bedroom 15.00 Ft x 14.00 Ft

Bedroom 11.67 Ft x 10.25 Ft

Bedroom 11.75 Ft x 10.67 Ft

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Listing Presented By:



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Dining room 15.67 Ft x 11.25 Ft  
Living room 16.75 Ft x 14.83 Ft  
Foyer 13.75 Ft x 8.25 Ft

5pc Bathroom .00 Ft x .00 Ft  
6pc Bathroom .00 Ft x .00 Ft