



## 2041 47 Avenue Calgary Alberta

\$1,595,000

Stunning luxury 3-storey semi-detached residence offering 4 bedrooms, 4.5 bathrooms, a private south-facing backyard, fully air conditioned & ideally located in the heart of highly sought-after Altadore. Showcasing exceptional curb appeal with a gorgeous front elevation, this modern home is filled with natural light from expansive windows & features, thoughtful design & high-end upgrades throughout. The inviting front entry is both stylish & functional, complete with a built-in bench, coat hooks, & smart shoe storage. A front dining room sets the stage for elegant entertaining, while the heart of the home is the extensively upgraded central kitchen, anchored by a large waterfall island. Highlights include full-height cabinetry, deep lower drawers, soft-close hardware, a built-in pantry, & custom hood fan. Premium JennAir stainless steel appliances include a French-door refrigerator, gas range, built-in microwave, garburator & dishwasher. Across from the island, additional built-in cabinetry & counter space feature a beverage cooler. The rear living room is warm & refined, centred around a gas fireplace with recessed built-ins & custom millwork. Ten-foot-wide sliding patio doors open onto a south-facing exposed aggregate deck, seamlessly blending indoor & outdoor living. A spacious rear mudroom offers a closet, bench, & coat hooks, along with a private powder room featuring a vessel sink & sleek linear mirror. The second level includes the primary retreat featuring a generous bedroom & a spa-inspired 5-piece ensuite with a freestanding soaker tub surrounded by floor-to-ceiling tile, heated floors, a custom walk-in glass steam shower with rainfall shower head & built-in bench, dual vanity, & a walk-in closet with custom organizers, drawers, and a full-height mirror. Two additional bedrooms, complemented by a beautiful 4-piece bathroom & a thoughtfully designed laundry r...

4pc Bathroom .00 Ft x .00 Ft  
5pc Bathroom .00 Ft x .00 Ft  
Primary Bedroom 13.67 Ft x 13.08 Ft  
Bedroom 10.17 Ft x 13.42 Ft  
Bedroom 9.67 Ft x 15.17 Ft  
Laundry room 8.58 Ft x 5.67 Ft

3pc Bathroom .00 Ft x .00 Ft  
Bedroom 13.00 Ft x 10.17 Ft  
Exercise room 8.67 Ft x 12.17 Ft  
Recreational, Games room 18.83 Ft x 11.92 Ft  
Dining room 13.67 Ft x 11.58 Ft  
Kitchen 15.25 Ft x 18.33 Ft

Listing Presented By:



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### RE/MAX Realty Professionals

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Other 6.17 Ft x 11.50 Ft

4pc Bathroom .00 Ft x .00 Ft

Family room 19.92 Ft x 16.08 Ft

Office 9.83 Ft x 10.08 Ft

Living room 14.17 Ft x 15.17 Ft

Other 5.42 Ft x 9.17 Ft

2pc Bathroom .00 Ft x .00 Ft