



## 3706 14A Street Calgary Alberta

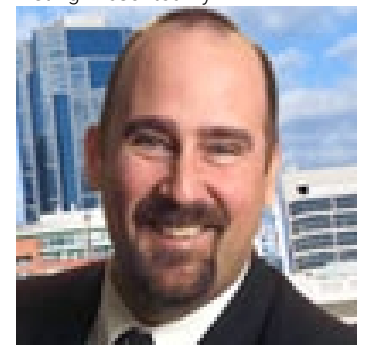
\$1,275,000

Welcome to an extraordinary living experience in a premier location in sought-after Altadore, where this beautiful property offers over 3,100sqf of luxurious living space. The open concept main floor hosts wide plank hardwood flooring throughout, a living room with soaring ceiling & floor to ceiling full tiled fireplace, gourmet kitchen with an oversized island, extensive custom cabinetry, high-end appliance package and large dining area. An elegant open riser staircase leads to the second level introducing a loft area, 2 bedrooms (each with a private 4 piece ensuite) & laundry room. The top level features private master retreat with access to a private balcony, custom walk-in closet & spa-inspired 5 piece bath with dual sinks, tranquil freestanding soaker tub & separate shower with steam feature. The professionally developed basement boasts spacious family/media room complete with wet bar, also a flex area (great for gym equipment) & fourth bedroom with private 4 piece ensuite. Further features include in-ceiling speakers, fenced back yard with access to the double detached garage. Great location, just steps to excellent schools, shopping, public transit and minutes to River Park, Marda Loop, Downtown core via 14th Street. Book your showings today! (id:6769)

Loft 19.92 Ft x 5.50 Ft  
 Bedroom 13.67 Ft x 9.58 Ft  
 4pc Bathroom 5.08 Ft x 11.42 Ft  
 Laundry room 6.75 Ft x 5.92 Ft  
 Bedroom 12.00 Ft x 13.42 Ft  
 4pc Bathroom 8.67 Ft x 4.92 Ft  
 5pc Bathroom 11.08 Ft x 13.17 Ft  
 Primary Bedroom 21.58 Ft x 14.17 Ft  
 Other 17.42 Ft x 5.50 Ft

Bedroom 10.08 Ft x 12.83 Ft  
 4pc Bathroom 4.92 Ft x 8.17 Ft  
 Media 10.67 Ft x 14.92 Ft  
 Family room 19.00 Ft x 15.00 Ft  
 2pc Bathroom 5.75 Ft x 5.08 Ft  
 Living room 13.42 Ft x 16.17 Ft  
 Other 19.08 Ft x 13.25 Ft  
 Dining room 14.33 Ft x 13.08 Ft  
 Other 5.00 Ft x 11.17 Ft

Listing Presented By:



Originally Listed by:  
 Greater Calgary Real Estate

**RE/MAX Realty Professionals**

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