



4006 16A Street Calgary Alberta

\$1,100,000

OPEN HOUSE SUNDAY, JULY 14, 1-3 PM Welcome to the coveted neighbourhood of Altadore. This centrally-located, custom-designed four-bedroom, 3.5-bathroom home, built in 2005, offers much to the new owner. Everything from the attractive landscaping to the impeccably kept interior makes this home one you will want to make your own! As you enter the house, you are greeted by an open formal dining room and gleaming hardwood floors. The interior paint colours enhance the look of the custom-designed hardwood cabinetry in the kitchen and living room, making it warm and inviting. Extra windows on the south side add ambient light to the dining area and kitchen. With modern stainless-steel appliances, a luxurious granite island, and an abundance of cabinet space, it's a kitchen you will take pride in. A side door off the dining area leads to the back patio and double detached garage. The east-facing family room allows the morning sun to cascade in, and the gas fireplace is a focal point of the room, adding elegance and warmth. Through the family room's French doors, the balcony is an ideal location to sit and relax with your favourite beverage. A bonus is the stainless-steel BBQ with a gas line hookup, perfect for your evening BBQs. The curved staircase leads to the upper level with two good-sized bedrooms and large closets. The primary bedroom has a beautiful city view both day and night, along with his and hers custom closets. You will be spoiled in the ensuite with a newly installed walk-in shower, soaker tub, and heated tile floors. Having an upper-floor laundry area eliminates the need to run the stairs. The walk-out basement is the family entertainment area. It includes a complete entertainment system with a 3-D projector, drop-down movie screen, and an incredible 7-point sound system. The fireplace adds to the warmth and comfort of the entertainment area. A full washroo...

4pc Bathroom 5.67 Ft x 10.92 Ft
 5pc Bathroom 12.83 Ft x 11.67 Ft
 Bedroom 11.92 Ft x 10.75 Ft
 Bedroom 12.75 Ft x 11.75 Ft
 Primary Bedroom 18.00 Ft x 13.25 Ft
 Laundry room 7.67 Ft x 6.75 Ft

Media 16.75 Ft x 24.75 Ft
 Furnace 6.25 Ft x 13.17 Ft
 Dining room 12.00 Ft x 11.92 Ft
 2pc Bathroom 5.75 Ft x 4.92 Ft
 Other 7.92 Ft x 14.33 Ft
 Kitchen 17.92 Ft x 17.08 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:
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3pc Bathroom 6.17 Ft x 8.75 Ft

Living room 18.00 Ft x 12.92 Ft

Bedroom 10.75 Ft x 9.83 Ft