



# 4008 15 Street Calgary Alberta

\$2,450,000

This rare, first-time-to-market elegant family home is situated on a large 50' x 120' lot that presents a unique opportunity to reside in the highly coveted neighbourhood of Altadore. Custom built with exceptional quality and upgrades this 2 storey, 5 bedroom, 3.5 bathroom, 3951 sqft living quarter home is perfect for the larger family. Your spacious great room has a wall of windows overlooking the sunny back gardens and offers plenty of room to gather by the wood-burning stone fireplace or dine at the kitchen table. Hardwood floors, wainscoting and a built-in beverage bar that's perfect for entertaining family and friends. The kitchen is a chef's delight with a 4-burner-plus-griddle gas cooktop, a full-sized refrigerator, dual ovens, built-in china hutch and kitchen island topped with solid wood countertop ideal for meal prep. The large dining room features crown moulding and wainscoting that opens up to the adjacent den with vintage style fireplace and built-in bookcases. Upstairs, the staircase and bright skylight lead to three generously sized bedrooms. Your primary bedroom retreat is the perfect place to unwind with its ensuite washroom featuring marble counters, built-in vanity desk, deep soaker tub and oversize shower. A family style washroom and convenient laundry room with scrub sink complete the upper level. The lower level offers heated floors and a large recreational room equipped with built-in Dolby sound system for family movie nights. Two additional large bedrooms and full washroom provide ample space for guests or family members. The custom wine cellar ensures your collection is perfectly stored with controlled temperature. High-end upgrades include central air conditioning, high efficiency furnace, in-floor heating, zoned irrigation system, and insulated ICF foundation. Newly updated items in 2024 include new paint, lighting and carpet. Outside, profe...

Recreational, Games room 23.17 Ft x 14.83 Ft

Bedroom 14.92 Ft x 14.08 Ft

Bedroom 14.08 Ft x 13.42 Ft

4pc Bathroom 7.92 Ft x 5.00 Ft

Furnace 23.75 Ft x 14.50 Ft

Foyer 10.08 Ft x 7.50 Ft

Den 15.00 Ft x 13.92 Ft

2pc Bathroom 5.58 Ft x 4.92 Ft

Other 13.75 Ft x 6.83 Ft

Primary Bedroom 16.83 Ft x 13.58 Ft

4pc Bathroom 11.17 Ft x 10.67 Ft

Other 10.67 Ft x 5.17 Ft

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### RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca

Living room 17.17 Ft x 16.42 Ft

Kitchen 15.25 Ft x 13.50 Ft

Breakfast 10.08 Ft x 8.00 Ft

Dining room 15.25 Ft x 12.00 Ft

Bedroom 18.67 Ft x 14.08 Ft

Bedroom 13.33 Ft x 12.17 Ft

4pc Bathroom 13.33 Ft x 5.83 Ft