



## 4208 16A Street Calgary Alberta

\$1,149,000

SPECTACULAR! Updated, DETACHED home by Sundance Custom Homes. Located in the heart of Altadore, one of SW Calgary's premiere communities, this home is perfectly situated on coveted 16A Street, where excellent schools, boutique shops, and Riverpark off leash dog park along the Elbow River are short walks from your doorstep. With more than 2,748 sq. ft. of finished living space, this elegant 4 bedroom, 4 bath home features an open floor plan perfect for entertaining. Be welcomed by the open foyer, grand curving staircase and 8ft doors. A bright, recently renovated chef's kitchen awaits you next, where quartz counters, marble-tiled backsplashes, quality appliances, including gas range, fridge with built-in water & ice, Miele dishwasher, and numerous drawers and cabinets, including built-in garbage/recycling bin and slide-out pet feeding station. A California Cabinet-designed closet offers utility and/or pantry space. The flex room at the front of the house offers equal choice of social seating or formal dining. Beyond the kitchen awaits the great room, where floor to ceiling windows overlook a tranquil, fenced garden, flooding the room with morning sunlight. A wall of custom cabinetry highlight a gas-burning fireplace, surrounded by marble tile and a stained, hardwood mantle. Custom maple crown moulding flows from the kitchen and above the built-ins, gracefully finishing out the space. Torlys luxury plank flooring covers the entire first and second floors, including the curved stairway to the top floor. Hardwood railings and wrought iron spindles gracefully guide you upwards, while overhead skylights and privacy-glazed, floor-to-ceiling windows illuminate with natural light. The upper level finds 3 bedrooms, with two served by a shared 4pc bath. A large primary suite features 2 good size closets, vaulted ceilings, and a luxurious spa-like ensuite w/ skylight. The lau...

Primary Bedroom 14.17 Ft x 16.00 Ft

Bedroom 7.83 Ft x 13.00 Ft

Bedroom 10.00 Ft x 10.42 Ft

Laundry room 5.00 Ft x 6.25 Ft

5pc Bathroom 7.33 Ft x 12.83 Ft

4pc Bathroom 4.83 Ft x 10.75 Ft

Other 5.17 Ft x 7.42 Ft

4pc Bathroom 5.08 Ft x 9.58 Ft

Other 5.50 Ft x 5.83 Ft

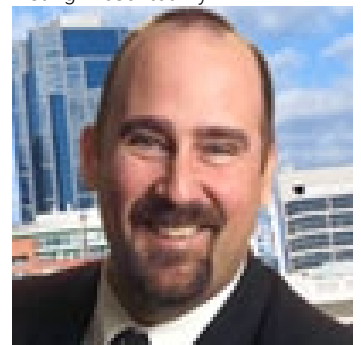
Living room 13.42 Ft x 15.83 Ft

Dining room 10.33 Ft x 11.17 Ft

Kitchen 9.50 Ft x 15.50 Ft

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Listing Presented By:



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**RE/MAX Realty Professionals**

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Family room 14.67 Ft x 17.00 Ft

Other 4.50 Ft x 7.83 Ft

Bedroom 10.00 Ft x 14.75 Ft

Breakfast 8.17 Ft x 8.33 Ft

2pc Bathroom 5.08 Ft x 5.17 Ft