



4305 16A Street Calgary Alberta

\$1,214,900

Experience inner-city living at its finest in this luxurious dream home on a PREMIER TREELINED STREET in Altadore with a sunny WEST-FACING BACKYARD! This beautiful abode is loaded with HIGH-END UPGRADES that include PHANTOM SCREENS, CENTRAL AIR CONDITIONING, SOLID CORE DOORS, FLAT CEILINGS THROUGHOUT, IN-CEILING SPEAKERS, A CENTRAL VACUUM SYSTEM and much more! The sun-soaked main floor offers BOTH EAST AND WEST EXPOSURE optimizing NATURAL LIGHT throughout the day. Tranquil mature tree views are framed through OVERSIZED WINDOWS in the front flex room ideal as a sitting or dining room. The upscale GOURMET KITCHEN inspires culinary adventures featuring GRANITE COUNTERTOPS, FULL-HEIGHT CABINETS, UNDER-CABINET LIGHTING, JENN-AIRE APPLIANCES including a GAS COOKTOP, a BEVERAGE FRIDGE and a huge centre island to gather around. Adjacently the living room invites you to sit back and relax in front of the FIREPLACE FLANKED BY BUILT-INS while oversized windows showcase backyard views. A mudroom off the rear exit hides away jackets, shoes and bags while a handy powder room off the front entrance allows for quick cleanups upon entry. The upper level is illuminated by sunny SKYLIGHTS creating an airy ambience. A BUILT-IN TECH DESK is great for a quiet study or homework space. The primary bedroom is a TRUE OWNER'S RETREAT with soaring VAULTED CEILINGS, EXPANSIVE WINDOWS, A CUSTOM WALK-IN CLOSET and a PRIVATE BALCONY enticing peaceful morning coffees or evening beverages before bed. Feel spoiled daily in the swoon-worthy 5-PIECE ENSUITE boasting electric IN-FLOOR HEATING, DUAL SINKS, A JETTED SOAKER TUB and a large WALK-IN SHOWER WITH BODY JETS AND A RAIN SHOWER for ultimate luxury. Both additional bedrooms are spacious and bright with the added features of TRAY CEILINGS and large closets with WOOD SHELVING. LAUNDRY WITH SINK AND STORAGE is also conveniently located on this level ...

Recreational, Games room 19.08 Ft x 15.50 Ft

Storage 6.50 Ft x 3.42 Ft

Furnace 8.25 Ft x 6.92 Ft

Bedroom 11.92 Ft x 11.92 Ft

2pc Bathroom Measurements not available

Den 7.08 Ft x 4.33 Ft

Laundry room 7.17 Ft x 5.92 Ft

Other 8.25 Ft x 4.67 Ft

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

Listing Presented By:



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4pc Bathroom	Measurements not available	Primary Bedroom	14.25 Ft x 12.08 Ft
Living room	14.00 Ft x 12.67 Ft	Bedroom	10.75 Ft x 9.75 Ft
Family room	16.25 Ft x 13.08 Ft	Bedroom	10.75 Ft x 9.92 Ft
Kitchen	19.58 Ft x 13.75 Ft	5pc Bathroom	Measurements not available
Breakfast	7.83 Ft x 3.92 Ft	4pc Bathroom	Measurements not available