



## 4317 16A Street Calgary Alberta

\$950,000

**\*\*OPEN HOUSE SATURDAY & SUNDAY, DECEMBER 30 & 31 FROM 2PM - 5PM\*\*** A breath-taking home, nestled right in the highly coveted Inner-City community of Altadore. Custom-Built by Chelsea Skys and Remodeled in 2018, 4317 16A Street SW prominently stands on a 3,100 SQ.FT. lot amongst some of the neighborhood's finest homes. With nearly 2,700 finished SQ.FT., this commodious residence encompasses high quality executive living complimented with exceptional craftsmanship throughout. Distinctive exterior features include the Wrap-Around Stone-Siding, Landscaped Yard, Exposed Aggregate Rear Patio with South and West Exposures, and a Finished Rear Double Detached Garage with Paved Alley Access. The main level features 10-Foot Ceilings and Engineered Hardwood Flooring that merges the Living Room with Floor-To-Ceiling Built-In Entertainment and Storage Unit, Stone-Surround Dual-Sided Gas Fireplace and a Formal Dining Area that may double as a Flex Space. The first floor is completed by a Chef's Kitchen with Granite Countertops and WaterFall Island, Custom Wood Cabinetry, Stainless Steel Appliances, Water Filtration System and Heated Tile Flooring. A Custom Built Spiral Staircase with Stainless Steel and Natural Wood Railings, Open Riser and Stone Feature Wall lead to the floor above which showcases an Owner's Retreat comprised of a spacious Bedroom with Vaulted Ceilings, Built-In Shelving and Entertainment Unit, and a Beautiful Eleven-Piece Ensuite including an Air Bubbler Tub with Heated Back. There are two additional Bedrooms on the top floor, both generous in size plus a Five-Piece Bathroom. Two Skylights fulfill this upstairs haven. Downstairs, the Fully Developed Basement completes this Masterfully-Built home adding another Bedroom, 4-Piece Bathroom, Laundry Room with Cabinetry, Extended Walk-In Closet with Shelving, Additional Living Area with Built-In Entertainment and Sto...

Recreational, Games room 13.33 Ft x 18.67 Ft

Bedroom 11.33 Ft x 11.50 Ft

4pc Bathroom 9.08 Ft x 5.25 Ft

Furnace 9.92 Ft x 9.50 Ft

Storage 11.00 Ft x 10.25 Ft

Dining room 10.83 Ft x 15.67 Ft

2pc Bathroom 5.17 Ft x 4.50 Ft

Primary Bedroom 20.00 Ft x 14.17 Ft

6pc Bathroom 11.00 Ft x 11.50 Ft

Bedroom 9.67 Ft x 15.08 Ft

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Listing Presented By:



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**RE/MAX Realty Professionals**

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Laundry room 5.50 Ft x 8.00 Ft

Kitchen 9.42 Ft x 15.83 Ft

Living room 15.33 Ft x 20.00 Ft

5pc Bathroom 4.75 Ft x 11.08 Ft

Bedroom 13.83 Ft x 9.83 Ft