

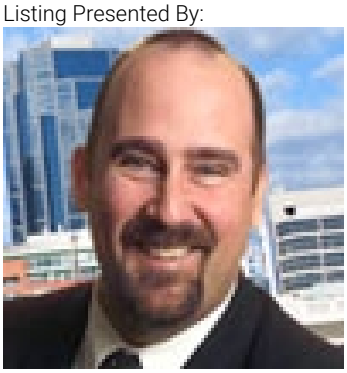
4415 16A Street Calgary Alberta

$1,299,000

Step into this beautifully appointed semi-detached home in the sought-after Altadore neighbourhood. Offering total of 2762.17 sq ft - this two-storey home features a west-facing backyard, three bedrooms upstairs, and one downstairs. Thoughtful elegant design meets comfortable living.The main-floor foyer opens to a large, bright dining room, desk space and a chef's kitchen featuring quartz countertops, a Viking gas cabinet integrated Miele built-in appliances, and an oversized island with ample storage and seating--perfect for entertaining. At the back of the home, the living room features a gas fireplace and two Garden doors leading to the large, tiled rear deck and bright west-facing backyard. A spacious mudroom completes the main floor. Travertine flooring runs throughout the main floor, while hardwood flooring extends across the upper floor and finished basement. Hardwood stairs lead to both levels.Upstairs are three bedrooms, a full bathroom, and a convenient laundry room with a front-load washer and dryer. Skylights brighten the upper hallway and primary ensuite. The ensuite features a steam shower, soaking tub, and double vanity. The primary bedroom also has a private deck with heated floor tiles.The finished basement offers a recreation area with a gas fireplace, a home theatre with a built-in drop-down 80-inch screen and ceiling-mounted projector, and a wet bar with a large island and beverage refrigerator. A fourth bedroom with a walk-in closet and a full bathroom complete the lower level. In-floor heating adds comfort below grade.Additional features include a Control4 system, zoned built-in speakers, a media cabinet, central air conditioning, a water softener, Vacu-Flo, a sump pump, a humidifier, built-in closets, window coverings, a main-floor desk by the stairwell, security keypads, and a rear gas line for the BBQ. The finished rear 21 x 21 sq ft garag...

Laundry room 4.75 Ft x 5.00 Ft
Other 10.75 Ft x 4.58 Ft
Primary Bedroom 14.00 Ft x 12.33 Ft
Bedroom 9.83 Ft x 12.75 Ft
Bedroom 9.67 Ft x 10.17 Ft
Other 5.50 Ft x 13.50 Ft
Furnace 5.25 Ft x 16.83 Ft
Bedroom 13.58 Ft x 9.17 Ft
Other 5.17 Ft x 9.42 Ft
3pc Bathroom 9.08 Ft x 5.00 Ft
Kitchen 16.25 Ft x 18.42 Ft
Dining room 14.00 Ft x 11.58 Ft

Listing Presented By:



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4pc Bathroom 11.00 Ft x 5.00 Ft

6pc Bathroom 12.83 Ft x 8.67 Ft

Other 9.50 Ft x 7.25 Ft

Recreational, Games room 13.58 Ft x 20.50 Ft

Living room 14.75 Ft x 14.00 Ft

Foyer 6.00 Ft x 7.58 Ft

Other 4.67 Ft x 8.25 Ft