

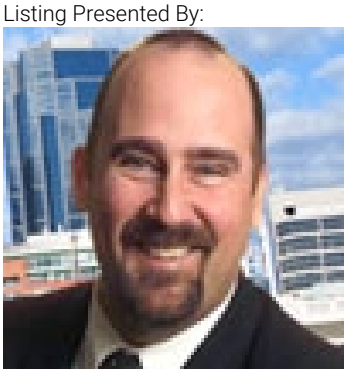
5015 15 Street Calgary Alberta

$2,200,000

********* OPEN HOUSE THIS WEEKEND NOV 15 Sun 1:00 PM TO 4:00 PM ********** ALTADORE | A RARE FIND - 11,362 SQ. FT. CORNER LOT | CUSTOM BUNGALOW | 900+ SQ. FT. CARRIAGE HOUSE | 3 GARAGE SPACES: A truly distinctive Altadore offering, this exceptional custom-designed bungalow with a striking two-storey south addition is privately positioned on an impressive 11,362 sq. ft. corner lot on one of the community's most desirable streets. Surrounded by mature landscaping and established residences, the property offers an uncommon combination of space, privacy, architectural character, and versatility, with a fully self-contained 900+ sq. ft. Carriage House adding remarkable flexibility for guests, extended family, or rental potential. The setting is equally compelling. Established community amenities and services are nearby, and River Park, Sandy Beach, and Glenmore Athletic Park are all within easy reach. The private, tree-filled grounds feature a charming gazebo, covered BBQ enclosure, underground sprinklers, and a paved rear lane, creating a rare inner-city retreat.THE RESIDENCE - Rich in character and craftsmanship, the main residence opens into an expansive formal living room highlighted by a fireplace and elegant French doors. A beautifully appointed den with custom built-ins sits adjacent to the library, creating an ideal home office, study, or quiet lounge. The main level features a desirable bedroom and exceptional woodwork and trim throughout. A dramatic south-facing sunken solarium floods the home with natural light and provides a beautiful year-round space to relax and entertain. The custom two-storey south addition is a defining architectural feature, with a graceful winding staircase leading to an impressive upper-level library, two additional bedrooms, and a bathroom with a steam shower. A convenient main-floor half bath completes this wing. Designed for...

3pc Bathroom 11.00 Ft x 7.83 Ft
Bedroom 12.00 Ft x 11.42 Ft
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Other 10.75 Ft x 12.75 Ft
Living room 20.92 Ft x 21.83 Ft
Dining room 20.75 Ft x 13.33 Ft
Primary Bedroom 14.58 Ft x 16.00 Ft
2pc Bathroom 7.75 Ft x 4.75 Ft
5pc Bathroom 12.83 Ft x 11.58 Ft
Office 11.33 Ft x 10.08 Ft
Other 7.17 Ft x 10.25 Ft
Kitchen 9.50 Ft x 8.08 Ft

Listing Presented By:



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RE/MAX Realty Professionals

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

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

Kitchen 14.50 Ft x 15.50 Ft

Family room 11.08 Ft x 16.42 Ft

Foyer 8.08 Ft x 6.33 Ft

Sunroom 12.17 Ft x 7.33 Ft

2pc Bathroom 5.67 Ft x 8.92 Ft

Dining room 13.25 Ft x 11.75 Ft

Furnace 2.67 Ft x 4.75 Ft