



## 5246 47 Avenue Calmar AB

\$477,888

Welcome to this splendid home in the upcoming Community of Soubridge Crossing in Calmar with over 1800sqft of living space and UPGRADED finishes. This home is on a CORNER LOT and walking distance to the baseball diamonds. As you enter, you will be greeted by a DEN/FLEX room that leads you to a bright OPEN TO BELOW living room abundant with natural light. The kitchen layout boasts elegant QUARTZ COUNTERTOPS, ample cabinet space, STAINLESS STEEL appliances which leads you to a WALKTHROUGH PANTRY. Relax by the electric FIREPLACE and entertain guests in this open concept layout. The 2 piece bathroom compliments the main floor. On the 2nd floor, you will be greeted by the CENTRAL BONUS ROOM, 3 large bedrooms, one 5-PC ENSUITE BATHROOM, additional 4-PC bathroom and laundry room. The MASTER BEDROOM features a 5-pc ENSUITE including a tub, shower and a WALK-IN CLOSET. Enjoy an EXTENDED DOUBLE GARAGE featuring a 16x8 GARAGE DOOR to fit a larger car and RV outside. The basement is waiting for your creative touch!

Listing Presented By:



Originally Listed by:  
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