



## 5248 47 Avenue Calmar AB

\$476,888

Welcome to this stylish 4 BEDROOM home in the upcoming Community of Soubridge Crossing in Calmar with over 1800sqft of living space and UPGRADED finishes. As you step inside, you'll be greeted by an OPEN CONCEPT LAYOUT bright living area. The kitchen layout boasts elegant QUARTZ COUNTERTOPS, ample cabinet space, STAINLESS STEEL appliances which leads you to a WALKTHROUGH PANTRY. Entertain guests in your kitchen and living room by a cozy FIREPLACE. The 2 piece bathroom completes the main floor. You are welcomed by 4 BEDROOMS on the second floor, one 4-PC ENSUITE BATHROOM, additional 4-PC bathroom and laundry room. The MASTER BEDROOM features a 4-pc ENSUITE including a shower and a WALK-IN CLOSET. Enjoy an EXTENDED DOUBLE GARAGE with a window featuring a 16x8 GARAGE DOOR to fit a larger car and RV outside. The basement is waiting for your creative touch. This home is walking distance to the baseball diamonds. Embrace the tranquility of a small town while just a short drive away to LEDUC, DEVON and AIRPORT!

Listing Presented By:



Originally Listed by:  
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