



GRASSROOTS
REALTY GROUP

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5006 22 Street SW
Calgary, Alberta

MLS # A2244107



\$1,499,900

Division:	Altadore		
Type:	Residential/Duplex		
Style:	3 (or more) Storey, Attached-Side by Side		
Size:	2,823 sq.ft.	Age:	2025 (0 yrs old)
Beds:	7	Baths:	5 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Composite Siding, Concrete, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, High Ceilings, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s)		

Inclusions: N/A

MOVE-IN READY! | 2X PRIMARY BEDROOMS | THIRD FLOOR LOFT W/ COFFEE BAR + BALCONY | MAIN FLOOR HOME OFFICE |
Highly sought after, not only is the neighbourhood on the top of everyone's list of dream communities, but this home is ideally placed across the street from the Calgary Saints Rugby Practice Fields & Flames Community Playground & meaning there is loads of parking, greenspace views, & effortless access in & out of the neighbourhood! Altadore is the ideal location for young families looking to be close to parks, schools, & amenities & you're only a couple of blocks away from Flander's Park, My Favourite Ice Cream Shoppe, & Dr. Oakley Playground, plus you're within easy walking distance to the entire Marda Loop shopping district, River Park & Sandy Beach, the Glenmore Athletic Fields & Aquatic Centre, & you're close to public & separate schools & Mount Royal University. The open-concept main floor is breathtaking, w/ a large foyer w/ a built-in closet, a front living room w/ oversized windows & a linear gas fireplace with custom built ins. The dining room enjoys it's own custom built-in cabinetry, while the rear kitchen features all the bells & whistles, w/ custom full-height cabinetry, soft-closet hardware, undercabinet LED lighting, a full-height backsplash, lots of lower drawers, a large central island, gorgeous quartz countertops, & designer lighting. There are TWO BUILT-IN PANTRIES for all your storage needs & a wide patio door onto the back deck. An office features a built-in desk for a quiet work-from-home space, the rear mudroom will keep your family organized w/ a built-in bench & closet, & you'll love the elegant powder room w/ a quartz counter & upgraded lighting. Upstairs, you'll find two secondary bedrooms, a modern 4-pc bath, a laundry room, & the first primary suite. This

suite is complete w/ a large walk-in closet & a fully equipped 5-pc ensuite w/ a walk-in shower w/ full-height tile surround, dual vanity, heated tile floors, & a freestanding soaker tub. Up to the third floor, a spacious bonus room has a private balcony w/ greenspace views & a coffee bar w/ sink & beverage fridge. The second primary suite enjoys unmatched privacy, w/ an extended walk-in closet w/ a barn door entrance & 5-pc ensuite, this one w/ a barn door entrance, heated tile floors, dual vanity, freestanding soaker tub, & a larger walk-in STEAM shower w/ full-height tile surround & built-in bench. W/ its own private, secure side entrance, the legal 3-BED basement suite (approved by the city) is an excellent mortgage helper or mother-in-law suite! This modern space features a modern kitchen w/ custom cabinetry, quartz countertops, upper & lower cabinets, & an island w/ room for bar seating. The kitchen blends seamlessly w/ the good-sized living room, w/ floating media shelf. There are 2 secondary rooms, plus a primary bedroom that enjoys a walk-in closet & direct access to the second 4-pc bath! View today!