



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

1741 48 Avenue SW
Calgary, Alberta

MLS # A2246493



\$1,999,500

Division:	Altadore		
Type:	Residential/House		
Style:	3 (or more) Storey		
Size:	2,874 sq.ft.	Age:	2025 (0 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Composite Siding, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Walk-In Closet(s), Wet Bar		
Inclusions:	N/A		

Welcome to a home that truly defines luxury living in Calgary's prestigious Altadore community! Built by renowned Alliance Custom Homes, this 3-STOREY residence combines exceptional craftsmanship w/ thoughtful design to create a space that's as functional as it is beautiful. Located on a desirable street in Altadore, this home is surrounded by stunning infills that create a cohesive & upscale streetscape! From the moment you arrive, the home's timeless architecture & clean lines exude elegance. Inside, you're greeted by an abundance of natural light pouring in through oversized windows, highlighting the soaring ceilings & open layout. The heart of the home is the kitchen – a true showstopper for culinary enthusiasts. It's equipped w/ professional-grade appliances, including a gas cooktop & built-in wall oven, along w/ a sleek quartz island that serves as a workspace & gathering spot. Custom, full-height cabinetry offers plenty of storage, while a butler's pantry keeps everything organized & out of sight w/ a convenient prep sink. The main floor flows seamlessly into a spacious living room anchored by a sleek gas fireplace & accented by full-height sliding glass doors leading to the wood deck & landscaped backyard. Whether you're hosting a formal dinner in the elegant dining area or enjoying a quiet evening at home, the main floor delivers on both style & comfort. A thoughtfully designed mudroom w/ built-in storage adds practicality to the mix, as does a bright pocket office w/ a glass wall, making day-to-day living effortless. Upstairs, the primary suite is a luxurious retreat w/ a recessed 11-ft ceiling in front of the ceiling-height windows! The spa-inspired ensuite feels like your own private getaway, featuring a soaker tub, an oversized tile shower, & a custom vanity w/ dual sinks. Dual walk-in closets are equally impressive, w/

built-ins designed to keep everything perfectly organized. The other side of this level features two good-sized secondary rooms w/ a modern 4-pc bath, perfectly spacious for growing kids! The modern conveniences continue up to the third floor, w/ a third bedroom w/ a walk-in closet, a 4-pc main bath, a large storage room, & every entertainer's dream – a full wet bar w/ quartz island! A private balcony is perfect for summer get-togethers & quiet evenings w/ family. The living space continues into the finished basement w/ a large rec space w/ a custom wet bar, a home gym area, & a fourth bedroom w/ direct access to a 4-pc bath – ideal for guests or a live-in nanny. Located in one of Calgary's most vibrant communities, this home isn't just a place to live – it's a lifestyle. Altadore is known for its mature tree-lined streets, close-knit community feel, & access to some of the city's best amenities. From top-rated schools to boutique shops, trendy cafes, & the stunning green spaces of River Park, everything you need is just steps away. This home is the perfect blend of sophistication, comfort, & convenience!