



**GRASSROOTS**

REALTY GROUP

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1610 49 Avenue SW  
Calgary, Alberta

MLS # A2286583



**\$2,482,000**

<b>Division:</b>	Altadore		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	3,000 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	5 full / 1 half
<b>Garage:</b>	220 Volt Wiring, Double Garage Detached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Cul-De-Sac		

<b>Heating:</b>	In Floor, Fireplace(s), Forced Air, Radiant	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Concrete, Stone, Wood Frame	<b>Zoning:</b>	RC-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Steam Room, Sump Pump(s)		
<b>Inclusions:</b>	NONE		

\*\*\* PRE-SALE....UNDER CONSTRUCTION....DRYWALL STARTING NEXT WEEK....STILL TIME TO CUSTOMIZE\*\*\*Stunning custom built home by Palatial Homes offers over 3800 square feet of luxury living space designed for comfort and style in mind. located on a very quiet Cul- De- Sac in the heart of Altadore. South facing entry onto main floor with 10 ft ceilings with expansive Lux windows and oak hardwood flooring create a seamless flow throughout the main level. The chef inspired gourmet kitchen with Jenn Aire appliances including double oven is anchored by large central island with double edge Quartz countertops. large butlers pantry leads into the sunlit south facing formal dining room. The living room at the back offers a sleek floor-to-ceiling plastered fireplace with oversized sliding doors that open on to a large deck. A stylish powder room with wall mounted faucet and an in- wall toilet. Spacious mudroom with custom cabinetry on both sides, in-floor heating and pet wash station completes the main level. Second floor offers three spacious bedrooms, each with its own ensuite bathroom and walk in closets.. The master suite is a private retreat with 15 foot lofted ceilings, large windows, fireplace and a spa-inspired ensuite featuring steam shower, a freestanding soaker tub, dual vanities, in-floor heat and his/her walk-in closets.. large functional laundry room with floor to ceiling built-in cabinetry and a sink. Third level offers downtown views through the sliding doors which open on to the balcony from the media room. Another bedroom/office and full washroom completes the third floor. The fully developed basement offers large family room with custom wet bar and built-in shelving, A glass-enclosed gym, another bedroom and 3 piece washroom. Basement is also roughed in for hydronic heating. Altadore is an established inner city neighborhood with close

proximity to excellent Schools and Universities as well as Parks, Tennis courts Walking trails , and Golf courses. FRONT ELEVATION PHOTO FROM BUIDERS ANOTHER IDENTICAL BUILD.