



GRASSROOTS

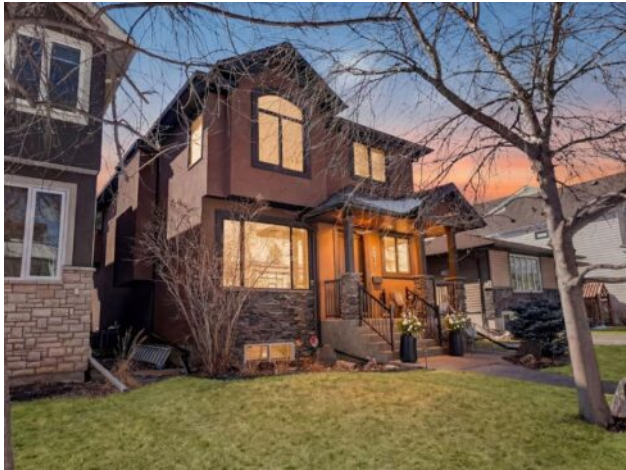
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**2011 43 Avenue SW
Calgary, Alberta**

MLS # A2302386

\$1,800,000



Division:	Altadore		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,541 sq.ft.	Age:	2005 (21 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Rectangular Lot		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, High Ceilings, Skylight(s), Vaulted Ceiling(s)		

Inclusions: NA

OPEN HOUSE: SATURDAY APRIL 18 2-4PM. Set on a 32.5 ft. wide lot and offering over 3,900 sq. ft. of developed living space, this home blends thoughtful design with high quality craftsmanship and standout custom features throughout. From the moment you step inside, you're welcomed by a spacious front foyer, with a heated tile floor and a functional side mudroom. The home is filled with natural light thanks to expansive windows, while 10 ft. ceilings on the main floor and vaulted ceilings in all four upper bedrooms create an airy, elevated feel. A rare layout with 4 bedrooms upstairs (master plus 3 additional bedrooms) sets it apart from other homes in the area. Additional features like central air conditioning, central vacuum, water softener, and custom built-ins enhance both comfort and functionality. The open concept main floor showcases site finished exotic tigerwood hardwood flooring, high doorways, and a seamless flow between living, dining, and kitchen spaces. The kitchen, redesigned in 2016, is a true centrepiece, featuring a 10 foot island, ceiling height cabinetry, walk in pantry, and a premium appliance package including a paneled 42" Sub Zero fridge, Sub Zero beverage centre, Bosch cooktop, oven, steam oven, and dishwasher. Quartz countertops are carried throughout the home, complemented by a striking Calcutta Gold marble backsplash. The adjacent living area is anchored by a beautiful marble fireplace surround, while motorized custom drapery adds a refined finishing touch. A stunning staircase including a built-in desk area with curved treads connects all levels, leading to the upper floor where the primary suite offers a private retreat with his and hers closets and a spa inspired ensuite featuring heated tile floors, a steam shower, Bain Ultra air jetted tub, and double vanities. Three additional bedrooms, each with vaulted ceilings,

complete the upper level, including a unique hidden passage between two of the bedrooms, seamlessly integrated into custom wall paneling. The fully developed basement extends the home's versatility, complete with in floor heating, high ceilings, a large recreation and media area, a bright bedroom or office, full bathroom, and a flex space ideal for a home gym or additional storage. Basement offers additional square footage as the footprint is built out under the back deck, creating an open, expansive space. A custom built office setup with quartz desktop, built in filing, shelving, and brass library lighting adds another layer of functionality. Recent upgrades include new triple pane Lux windows on the upper level in 2024, further enhancing energy efficiency and comfort. Outside, the sunny south facing backyard is designed for both relaxation and entertaining, featuring a large aggregate deck, professional landscaping with mature perennials, and integrated landscape lighting.. This is a rare opportunity to own a meticulously designed property that combines space, quality, and unique architectural details in every corner.