



GRASSROOTS

REALTY GROUP

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**1924 48 Avenue SW
Calgary, Alberta**

MLS # A2302662



\$1,085,000

Division:	Altadore		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,775 sq.ft.	Age:	2010 (16 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Garage Door Opener		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Front Yard, Landscaped, Rectangular Lot		

Heating:	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, Breakfast Bar, Built-in Features, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Skylight(s), Sump Pump(s), Tankless Hot Water, Wet Bar

Inclusions: Hot Tub, Built-In BBQ, TV Wallmounts, RING Equipment (No Contract)

Wonderful Upgraded Home on a quiet tree-lined street in the Highly sought after community of Altadore. Beautiful, Bright Home with Large Windows & Skylights that bathe the home in Natural Light. Quality Workmanship and Details are evident throughout this Home - Elegant Curved Staircase with Open Risers, Wood & Wrought Iron Railing, Hardwood Through the Main Level, Built-in Cabinetry and Wall Closets, 3 Gas Fireplaces. Front Entrance has Built-in Wall Closet and is Showcased by the Beautiful Curved Staircase. Large, Bright Dining Room is just off the Front Foyer and allows for use as stand-alone Dining Room or combination Dining Room with Sitting Area. The Gourmet Kitchen includes Top of the Line Appliances - Wolfe Gas Range, Sub-Zero Fridge, Bosch Dishwasher - Beautiful Granite Countertops, Large Island with Built-in Wine Rack and Breakfast Bar, Richly Stained Cabinets. Kitchen opens to the Spacious Living Room with Built-In Cabinets and Shelving surrounding a Gas Fireplace. Breathtaking Primary Bedroom features Vaulted Ceiling, Wall-to-Wall Built-in Closet, Balcony for Morning Coffee or Evening Glass of Wine, Beautiful Two-Sided Gas Fireplace that is shared with the Gorgeous Ensuite - Large, remodeled Shower, Dual Vanities. Two Good-Sized Bedrooms, Main 4 Piece Bathroom and Laundry complete the Upper Level. Basement is Developed to same High Standards as the rest of the Home - Great Family Room with more Built-in Cabinetry and 3rd Gas Fireplace, Wet Bar, Built-In Speakers plus Full 4 Piece Bathroom and a 4th Bedroom which is perfect for Teenagers or Guests. Low Maintenance Backyard starts with the Raised Deck with Built-In BBQ Centre & Warming Oven, Hot Tub & Privacy Screen accessed from the Living Room. Under Deck Storage, Double Detached Garage, Paved Back Alley and Exposed

Concrete Front Walkway. But this is Not All! In the past few years the owners have replaced the Furnace, installed a Tankless Water System and a Radon Mitigation System, Air Exchanger was set up, Primary Shower was Redone, Rebuilt the Built-in BBQ area with new BBQ, 40 year Shingles in 2024 plus replaced the Washer, Dryer & Dishwasher. This Wonderful Family Home is located within walking distance to the Altadore School, Parks plus trendy Marda Loop restaurants & shops and much more! Easy access in and out of the community. Compare what is offered in this great family home. This is a winner!