



**3818 17 Street SW**  
**Calgary, Alberta**

**MLS # A2305250**



**\$1,250,000**

<b>Division:</b>	Altadore		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	3 (or more) Storey, Attached-Side by Side		
<b>Size:</b>	2,593 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached, Insulated		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Few Trees, Landscaped, Private		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Rubber	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cedar, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Skylight(s), Walk-In Closet(s)		
<b>Inclusions:</b>	n/a		

This, renovated, better than new modern home is located in desirable, prestige and secure SW community of Altadore. Contemporary 3 storey , featuring hardwood throughout 3 levels, cool brick wall, 9'ceilings, 8' solid core doors, metal with glass railings, 3 fireplaces, in floor heat and much more. On the main floor you will find open kitchen with Wolf appliances, walk-in-pantry and custom cabinetry, living room with cozy fireplace and sliding door to a spacious patio. Convenient front of the house main floor office. On the second level you will enjoy luxurious master retreat with double side fireplace, tub, steam shower and large walking closet. Convenient laundry room and two additional bedrooms. One level up loft, with 3 skylights, full bath, bar and 2 decks with views and fireplace. Basement is fully finished with bedroom, full bath and huge recreation/ home theatre room and storage room. Air conditioning, under ground sprinklers, insulated garage. Home shows amazing. Just move in and enjoy the Summer!