



**4315 17 Street SW
Calgary, Alberta**

MLS # A2305571



\$2,399,900

Division:	Altadore		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,833 sq.ft.	Age:	2012 (14 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Triple Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Interior Lot, Landscaped, Level, Low Maintenance Land		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Cork, 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, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Elevator, Granite Counters, High Ceilings, Kitchen Island, Pantry, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: Beverage Drawers X4, Dishwasher X2, 5 Televisions, Control4 Audio System

An exceptional Altadore residence where timeless craftsmanship, thoughtful design, and abundant natural light converge create a truly one-of-a-kind family home. From the moment you arrive, the stunning curb appeal and inviting front porch set the tone for what awaits inside. A grand two-storey foyer welcomes you with a striking full height stone feature wall and soaring ceilings that immediately showcase the home's architectural presence. Gorgeous hardwood floors lead you into a breathtaking living room with vaulted ceilings, a large picture window flooding the space with natural light, and a dramatic two-way stone fireplace that seamlessly connects to the elegant dining room, complete with cove lighting and sliding glass doors opening to the rear patio. Through a beautifully crafted archway, the kitchen is nothing short of a masterpiece featuring site-built cabinetry in rich espresso and cream tones, luxurious granite countertops, and an expansive island with prep sink and seating. Premium appliances include a full Wolf gas range with pot filler, built-in Wolf microwave, steam oven, warming drawer, Sub-Zero panelled fridge, Miele dishwasher, wine fridge, and beverage drawers. A custom glass art installation by Calgary artist Julianna Reece creates a stunning focal point above the cooktop. A walk-in pantry, service area, and thoughtfully designed mudroom with convenient wash/dryer complete the space. The main floor also offers a refined den with exquisite millwork and fireplace, perfectly positioned near the elevator for added convenience. Upstairs, the primary retreat is a serene escape with vaulted ceilings, a sitting area, dressing space, and a spa-inspired ensuite featuring a soaker tub. A second soundproofed bedroom with ensuite ensures comfort and privacy. Designed for entertaining, the lower level impresses with a spacious family room with

custom media wall, games area with a full wet bar, Miele dishwasher and two beverage drawers, and a show-stopping wine cellar. A massive rec room with cork flooring offers flexibility for a home gym and can be easily converted to include an additional bedroom, alongside a third bedroom and full bath. Outdoors, the private backyard oasis features a stone tile patio, wood burning fireplace, and mature trees for seasonal privacy, perfect for hosting or relaxing. A triple detached garage completes this extraordinary property, enhanced by Control4 automation and irrigation. Ideally located in the heart of Altadore, this home is just steps to local favourites like Neighbour Coffee, as well as highly regarded nearby schools, parks, and the vibrant amenities and dining experiences of Marda Loop, offering an unmatched lifestyle in one of Calgary's most desirable inner-city communities.