



GRASSROOTS
REALTY GROUP

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3923 15A Street SW
Calgary, Alberta

MLS # A2323130



\$1,980,000

Division:	Altadore		
Type:	Residential/House		
Style:	3 (or more) Storey		
Size:	3,133 sq.ft.	Age:	2007 (19 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Low Maintenance Landscape, Rectangu		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Rubber	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Recessed Lighting, Skylight(s), Walk-In Closet(s), Wet Bar

Inclusions: na

Welcome to one of Altadore's most exceptional homes, perfectly positioned on one of the community's most coveted tree-lined streets. Far from the typical infill, this timeless custom residence showcases outstanding craftsmanship, thoughtful design, and evident pride of ownership throughout its over 4,300 sq. ft. of beautifully curated living space. From the moment you arrive, the striking curb appeal captures your attention with lush mature landscaping, natural stone detailing, and a warm West Coast-inspired aesthetic. Inside, soaring floor-to-ceiling windows flood all three levels with natural light, creating bright, airy spaces that seamlessly connect indoor and outdoor living. Every detail has been carefully considered, from the Flos designer lighting and custom window coverings to the exceptional fixtures and premium finishes throughout. The main floor is designed for both everyday living and entertaining, featuring rich hardwood flooring, a welcoming living room anchored by a stunning gas fireplace, and oversized sliding doors opening onto an expansive west-facing deck. At the heart of the home is a spectacular chef's kitchen centred around a dramatic quartz island and appointed with top-of-the-line Thermador, Sub-Zero, and Miele appliances, extensive cabinetry, and generous workspace. A spacious dining area, functional mudroom, and elegant powder room complete the level. Upstairs, the luxurious primary retreat offers its own gas fireplace and spa-inspired ensuite featuring a steam shower, stand-alone soaker tub, and dual vanities. Two additional bedrooms share a beautifully appointed Jack & Jill bathroom, creating the ideal family layout. The third floor offers incredible flexibility with a spacious bonus room complete with a two-way fireplace, wet bar, and full bathroom. Whether envisioned as a family lounge, fitness studio, games room, or media space, it adapts

effortlessly to your lifestyle. A separate office or den opens onto a private balcony with spectacular downtown skyline views. The fully developed lower level is equally impressive, featuring a large recreation and media area with wet bar, custom wine room, fourth bedroom, and full bathroom, providing the perfect space for entertaining or accommodating guests. Located just steps from River Park's off-leash area, Sandy Beach, excellent schools, parks, and the boutiques and restaurants of Marda Loop, this exceptional home offers the perfect balance of luxury, lifestyle, and convenience, only minutes from downtown Calgary. This is a rare opportunity to own a truly distinguished Altadore residence where timeless design, impeccable quality, and an unbeatable location come together. Homes of this calibre seldom become available.