



GRASSROOTS
REALTY GROUP

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3711 17 Street SW
Calgary, Alberta

MLS # A2323548



\$649,900

Division:	Altadore		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,760 sq.ft.	Age:	2004 (22 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Tandem		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape, Private, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 436
Basement:	None	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: N/A

Rarely does a fully renovated townhome of this caliber become available in coveted Altadore. This stunning home has been beautifully curated with a timeless renovation, and showcases both a west facing balcony and patio, has a tandem attached garage and is ideally located just steps from the incredible amenities of Marda Loop. As you enter this beautiful home, you are greeted by a spacious foyer with heated floors and room for bench seating. Down the hall features a storage room and access to your double, tandem garage with built-in storage and an additional storage space. No attention to detail has been overlooked as you are led to the upper floors by beautiful stair runners. The main floor provides a seamless open concept layout with an exquisitely renovated chefs kitchen that boasts granite countertops with extensive bar seating, full height, soft close cabinetry, designer pendant lighting, high-end appliances including a Fisher and Paykel fridge, Dacor gas stove, and an impressive Cavavin wine fridge. The kitchen showcases a massive walk-in pantry with built-ins and tons of storage. The main floor provides easy access through your phantom screen door to your spacious, sunny west facing balcony with room for a dining set, BBQ with natural gas line, and sitting area. The kitchen opens beautifully to your large dining area and living room with elegant built-in shelving and a stunning gas fireplace with tile surround and classic mantle that is perfect for holidays. The living room is flooded with natural light through large, spacious windows adorned by striking window coverings and drapes. The main floor is completed by an outstanding powder room with granite countertops and beautiful wall décor. Upstairs boasts your exceptional primary retreat that features a sprawling bedroom with room for king sized furniture, cathedral ceilings, built-in storage with floating

shelves, a Juliet balcony, and a large walk-in closet with custom storage. The stunning ensuite bathroom showcases heated floors, a chic marble patterns, quartz counters, and a sprawling stand-up shower. The second bedroom also accommodates king-sized furniture, has vaulted ceilings, closets with custom storage, and its own 3-piece ensuite bathroom. Laundry is conveniently located on the top floor for ease of access. This incredible home also showcases a nearly 200sqft lower-level patio with great privacy and shade — the perfect place to relax on warm summer days. Additional upgrades include smart Nest thermostats and smoke detectors, central vacuum system, and more. Don't miss out on this incredible opportunity to own an incredibly located townhome that has been renovated to the highest standards.