



GRASSROOTS
REALTY GROUP

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4221 17 Street SW
Calgary, Alberta

MLS # A2328963



\$1,799,000

Division:	Altadore		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,862 sq.ft.	Age:	2007 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Landscaped, Lawn, Rectangular Lot, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, French Door, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, See Remarks, Skylight(s), Soaking Tub, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound		
Inclusions:	TV Wall Mounts & Brackets		

Situated on an oversized 35' x 124' west-facing lot along one of Altadore's beautifully established tree lined streets, this exceptional custom-built Sundance home offers over 4,100 sqft of beautifully designed living space that balances luxury with everyday family living. From the moment you step inside, the grand spiral staircase and impressive sense of scale set the tone for the home. Designed with both entertaining and family life in mind, the expansive main floor is filled with natural light and showcases rich hardwood flooring, custom millwork, elegant wainscoting and a double-sided fireplace that anchors the principal living spaces. At the heart of the home is an impressive chef-inspired kitchen featuring premium finishes, abundant cabinetry and an oversized island that seamlessly connects to the spacious dining area and inviting living room. The kitchen also features new Bosch Dishwasher & Frigidaire Induction Cooktop (2024), Gas cooktop hook-up conversion available, Samsung Refrigerator (2024) and GE Wall Oven (2025). A dedicated front office, formal dining or flex room provides the perfect work-from-home space, while the oversized mudroom offers exceptional versatility as a children's homework area, playroom or easily converted to a home office. The upper level has been exceptionally designed with family living at its core. The luxurious primary retreat is a true sanctuary, complete with vaulted ceilings, a cozy fireplace, an expansive walk-in closet and a spa-inspired five-piece ensuite featuring a soaker tub, oversized shower and dual vanities. Two additional generously sized bedrooms, each with vaulted ceilings, a beautifully appointed four-piece bathroom and an upper laundry room with new LG Washer/Dryer (2023) with built-in sink complete this level. The fully developed lower level continues to impress with a spacious recreation room, custom wet bar,

third fireplace, dedicated media space (or home gym), built-in office area, large fourth bedroom and an additional full bathroom, creating the ideal space for entertaining, teenagers or guests. Step outside to enjoy the west-facing backyard designed for effortless outdoor living. The custom cedar deck with lattice detailing offers multiple spaces to dine, entertain, kids to play or relax while enjoying the sunshine. Pride of ownership is evident throughout and the home is equipped with dual furnaces and dual A/C units for enhanced year-round comfort. Perfectly positioned in the heart of Altadore, one of Calgary's most sought-after inner-city communities, you'll enjoy being walking distance to highly regarded schools (including Altadore Elementery, Rundle Academy, Masters Academy & Lycee), River Park, Sandy Beach, playgrounds, the vibrant shops and restaurants of Marda Loop, and countless pathways, all while being just minutes from downtown with convenient access throughout the city. A timeless executive family home offering exceptional space, craftsmanship and one of Calgary's most desirable lifestyles.