



GRASSROOTS
REALTY GROUP

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4112 17 Street SW
Calgary, Alberta

MLS # A2330718



\$3,295,000

Division:	Altadore		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,472 sq.ft.	Age:	1953 (73 yrs old)
Beds:	4	Baths:	5 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

Inclusions: N/A

OVER 5000 SQ FEET OF DEVELOPED SPACE | TRIPLE ATTACHED GARAGE | WALKOUT BASEMENT - An impressive pre-sale opportunity built by Jerry Homes, this brand-new custom residence offers over 5,000 square feet of thoughtfully curated living space designed for real life and effortless family living. Bold stone architecture and a grand entrance set a warm, welcoming tone the moment you pull into the driveway. Inside, soaring ceilings, rich wide-plank hardwood floors, and expansive windows keep the entire main level feeling bright, airy, and inviting throughout the day. The main living and dining spaces flow together naturally, creating an open-concept layout anchored by a custom fireplace and floor-to-ceiling windows that fill the entire floor with sunshine. A sunlit breakfast nook sits alongside the high-performance showpiece kitchen, complete with full-height custom cabinetry, a generous quartz island for casual dining, and top-tier appliances including a Sub-Zero refrigerator and La Cornue range. Preparing meals or hosting groups is effortless thanks to a practical butler's pantry equipped with a second sink and dishwasher, while a custom mudroom with tailored lockers and a designer powder room handle daily routines with ease. The upper level is intelligently laid out around a comfortable family lounge and a full laundry room with built-in storage and a sink. All three upstairs bedrooms enjoy their own private ensuite, eliminating morning rush-hour stress. The primary suite offers a quiet retreat at the end of the day, featuring large windows, a private balcony, and a comfortable spa-style ensuite with heated floors, dual vanities, a glass shower, and a freestanding tub. The fully finished basement is packed with versatile extra space for all ages, featuring a large recreation room, custom wet bar with a wine room, built-in shelving, a

glass-enclosed gym, roomy guest bedrooms, and a 3-piece bath. Situated just steps from nearby schools, green spaces, and the vibrant shops and dining of Marda Loop, this exceptional home brings together quality craftsmanship, a smart layout, and an unbeatable location you will love living in for years to come.- ALL INTERIOR PHOTOS ARE TAKEN FROM A PREVIOUS BUILD TO SHOW QUALITY-SELECTIONS TBD, BUYER CAN SELECT.