



GRASSROOTS
REALTY GROUP

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4407 17 Street SW
Calgary, Alberta

MLS # A2332063



\$2,150,000

Division:	Altadore		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,612 sq.ft.	Age:	2021 (5 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached, Enclosed, Garage Door Opener, Garage		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Interior Lot, Landscap		

Heating:	High Efficiency, Electric, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Flat Torch Membrane, Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Bookcases, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Soaking Tub, Storage, Tankless Hot Water, Walk-In Closet(s)		

Inclusions: Steam shower in primary ensuite. rear door keypad, garage keypad. heated floor in Primary ensuite, under cabinet lighting in kitchen, Lift station, sump pump and Radon Mitigation. Electric heat in Garage. Lux double Payne windows, Gemstone exterior lighting. Ring doorbell and exterior security camera, garage shelving and storage hooks.

Nestled in the vibrant heart of Altadore, this exquisite detached home, built in 2021 by the esteemed builder Paramount Projects, epitomizes luxury and modern living. Spanning over 3,700 total square feet, this architectural masterpiece features wide-plank engineered white oak hardwood flooring and soaring 10-foot ceilings on both the main and upper levels, creating an inviting atmosphere filled with natural light. The open-concept design seamlessly connects the gourmet chef's kitchen—equipped with a premium Miele appliance package, including a 5-burner gas cooktop and double wall ovens—to the spacious dining area and cozy living room, which boasts a gas fireplace with custom built-ins for ample storage. Ascend the custom staircase adorned with a sleek 15 mm glass railing to discover three generously sized bedrooms upstairs, including the luxurious primary suite. This retreat features 12-foot ceilings, a custom walk-in closet, and a spa-inspired ensuite complete with a soaker tub, steam shower, dual vanities, and Wi-Fi heated tile floors, ensuring a tranquil escape. On the main floor, a spacious butler's pantry and a large mudroom enhance functionality for everyday living, facilitating easy transitions between indoor and outdoor spaces. The fully developed lower level offers 9-foot ceilings and in-floor heating, showcasing a versatile rec room with a built-in wet bar, a state-of-the-art glass-walled home gym, an oversized fourth bedroom, and a stylish 3-piece bathroom. Step outside to the zero-maintenance west-facing backyard, perfect for entertaining or relaxing, complemented by a built-in gas BBQ line and an irrigation system for effortless outdoor living. Additional highlights include a heated double detached garage with ample storage options, a security system, high-efficiency furnace, Navien boiler, radon mitigation system,

and extensive designer lighting throughout. Just steps away from top-rated schools, Sandy Beach, Glenmore Reservoir, and the vibrant Marda Loop district, this home offers unparalleled inner-city living, where every detail has been meticulously curated for comfort, beauty, and functionality. Embrace a lifestyle of elegance and convenience in this remarkable Altadore residence.