



GRASSROOTS
REALTY GROUP

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2012 49 Avenue SW
Calgary, Alberta

MLS # A2333145



\$1,299,900

Division:	Altadore		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,000 sq.ft.	Age:	2018 (8 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Interior Lot, Landscaped, Rectangular Lot		

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

Features: Bookcases, Built-in Features, Chandelier, Closet Organizers, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Skylight(s), Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar

Inclusions: NA

Nestled on one of Altadore's most desirable streets, this exceptional custom-built residence offers over 2,800 square feet of meticulously curated living space, where timeless design, exceptional craftsmanship, and thoughtful functionality come together seamlessly. Every finish has been carefully selected, showcasing custom millwork, designer wall treatments, bespoke built-ins, and elegant architectural details throughout. The main level is defined by soaring 10-foot ceilings, hardwood flooring that extends throughout the second level, and an elegant wood staircase with wrought iron railing. Framed by expansive windows and illuminated by overhead skylights, this striking architectural feature fills the home with natural light and creates a dramatic sense of openness. At the heart of the home is a beautifully appointed chef's kitchen featuring premium stainless steel appliances, an oversized island, striking full-height tile backsplash, extensive cabinetry, and exceptional craftsmanship throughout. The adjoining living room is anchored by a feature fireplace with custom millwork and offers seamless access to the professionally landscaped outdoor living spaces, complete with multiple seating areas designed for both entertaining and everyday enjoyment. Upstairs, the primary retreat is a true sanctuary, showcasing soaring vaulted ceilings and expansive windows that flood the space with natural light. The custom walk-in closet features beautifully designed built-in organizers, while the spa-inspired ensuite offers dual vanities, a freestanding soaker tub, a fully tiled glass shower, and a private water closet. Two additional spacious bedrooms, a beautifully finished full bathroom, and a thoughtfully designed laundry room with custom cabinetry, generous counter space, and a utility sink complete the upper level. The fully developed basement extends the home's exceptional living

space with a spacious recreation room, a full wet bar complete with a wine fridge, a generous fourth bedroom, and an additional full bathroom, creating the perfect setting for entertaining, hosting overnight guests, or relaxing with family. Professionally designed landscaping enhances the home's timeless curb appeal while creating multiple inviting outdoor living spaces to enjoy throughout the seasons. Designed with both comfort and quality in mind, the home is further enhanced by a Kinetico whole-home water filtration system and Kinetico K5 drinking water purification system, while designer lighting, elegant tile work, hardwood flooring, skylights, and thoughtfully executed custom millwork complete this truly exceptional residence. Ideally situated just moments from Marda Loop, River Park, Sandy Beach, Glenmore Athletic Park, highly regarded schools, boutique shopping, and some of Calgary's finest dining, this is a rare opportunity to own an impeccably finished home in one of Calgary's most sought-after inner-city communities.