



GRASSROOTS
REALTY GROUP

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5014 22 Street
Calgary, Alberta

MLS # A2335021



\$1,299,999

Division:	Altadore		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,027 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, Quartz Counters, Recessed Lighting, Smart Home, Steam Room

Inclusions: Refrigerator, Gas Range, Microwave, dishwasher, range hoodfan, bar fridges,

Welcome to this truly remarkable modern SEMI-DETACHED residence in the highly desirable community of ALTADORE, where contemporary architecture meets meticulous craftsmanship. With a stunning location that perfectly faces a park, this property seamlessly blends luxury and everyday functionality for an unparalleled living experience. From the moment you step through the door, you'll be captivated by the bright, open-concept layout beautifully illuminated by CUSTOM LED LIGHTING. The front foyer offers a clean, welcoming entry that flows seamlessly into a main floor designed as an entertainer's dream. The central kitchen is the true heart of the home, anchored by an oversized ISLAND, striking cabinetry, and a timeless 45-inch workstation skin. Whether you're hosting dinner parties or enjoying casual meals, the layout feels incredibly intuitive and easy. Adjacent to the kitchen, the warm and grounded LIVING ROOM is flooded with natural light from large windows that pull the park views inside. A highly organized MUDROOM and an elegantly designed POWDER ROOM complete this level, enhanced with SMART FIXTURES for a touch of elevated modern luxury. The upper level continues to impress with its focus on luxury and comfort. The primary suite is a true retreat, feeling calm and refined while offering a stunning PRIVATE BALCONY that overlooks the park—an ideal, quiet sanctuary for your morning coffee. The spa-like ENSUITE is a masterpiece in itself, elevating your daily routine with a rejuvenating STEAM SHOWER and high-end SMART fixtures. Additional bedrooms provide comfort and sophisticated style for family members or guests, accompanied by a full bathroom and a centrally located LAUNDRY ROOM. The fully developed lower level effortlessly extends the home's living space, serving as both an

entertainment hub and a wellness retreat. A spacious, open REC ROOM acts as the ultimate gathering space, complete with a stylish WET BAR and BUILT-IN CEILING SPEAKERS to set the perfect mood for movie nights or hosting friends. Fitness enthusiasts will appreciate the dedicated HOME GYM area. This level is completed by a private GUEST BEDROOM and a full BATHROOM, providing a perfect and comfortable retreat for visitors or older children. Outdoor lovers will appreciate having park space right out the front door and more within walking distance in the community. It's a setting that balances quiet residential living with vibrant city convenience, making this home as practical as it is impressive.