



GRASSROOTS
REALTY GROUP

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1623 49 Avenue SW
Calgary, Alberta

MLS # A2339092



\$3,999,000

Division:	Altadore		
Type:	Residential/House		
Style:	2 Storey		
Size:	4,149 sq.ft.	Age:	2015 (11 yrs old)
Beds:	7	Baths:	7 full / 1 half
Garage:	Heated Garage, Insulated, Plug-In, Tandem, Triple Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Low Maintenance Landscape, Private, R		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Cork, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s)		

Inclusions: Security System, All TV's and Mounts, Control 4 System, Washer x 2, Dryer x 2

An exceptional expression of luxury, this Rockwood Custom Homes residence is located on the only cul-de-sac in Altadore. Impeccably maintained, this home with stunning curb appeal offers 7 bedrooms, 8 bathrooms with every detail thoughtfully designed + finished to a high standard. A grand two-storey foyer creates an impressive arrival with soaring ceilings, elegant barrel-arch entry + custom storage. The private front office features custom cabinetry + sliding door to the adjacent sitting area. The main level flows into the expansive great room, where two connected living spaces are anchored by a fireplace + media wall, complemented by a temperature-controlled wine wall. The spectacular kitchen + informal dining area are designed for family living + entertaining. Custom cabinetry, natural stone countertops, substantial island + bespoke Silverleaf hood fan are paired with a premium appliance package including Sub-Zero refrigerator + two built-in ovens. A generous butler's pantry provides storage, counter space, refrigerator + freezer. The open dining area extends seamlessly outdoors to the south-facing backyard. The covered outdoor living room extends the home with retractable screens, heaters, gas fireplace + BBQ. Landscaped outdoor spaces + private sports court create an enviable setting for entertaining + year-round enjoyment. A beautifully appointed powder room + large mudroom with extensive built-ins complete the main level. Upstairs, five generous bedrooms each feature a walk-in closet + ensuite or designated bathroom, with heated flooring throughout the bathrooms. Laundry offers heated floors, raised washer + dryer + water sensor. The primary suite features a spacious bedroom, custom dressing room + walk-in closet with built-ins + its own washer + dryer. The five-piece ensuite offers heated floors, dual vanities, natural light, soaker

tub + large glass-enclosed shower. The lower level features a recreation room + wet bar, glass-enclosed home gym with cork flooring + three walls of mirrors, plus two additional bedrooms including a guest suite with ensuite. Heated slab flooring + ample storage complete this level. The oversized triple tandem garage is fully finished, insulated + heated, with epoxy flooring, 12-foot ceilings, French drains + hot + cold taps, plus ample height for vehicle lifts. Additional features include engineered hardwood flooring, 8-foot solid-core doors, 12-inch solid wood baseboards, painted ceilings, cedar soffits, built-in speakers, Control4 home automation + lighting control, full window coverings, air conditioning + high-end mechanical systems. A rare find with five large bedrooms upstairs, exceptional indoor-outdoor living + uncompromising custom craftsmanship make this one of Altadore's most distinctive luxury residences. This immaculate home offers elegance, functionality + inner-city convenience, with quick access to downtown + Altadore's amenities, parks + all levels of schooling.