



GRASSROOTS
REALTY GROUP

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4929 21 Street SW
Calgary, Alberta

MLS # A2345146



\$1,499,900

Division:	Altadore		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,467 sq.ft.	Age:	2005 (21 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Corner Lot, Front Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, High Ceilings, No Smoking Home, Walk-In Closet(s)		

Inclusions: TV brackets, floating shelves in basement office area

If you love natural light and spending time outside, you are going to fall in love with this Altadore gem! Situated on a corner lot with east, south and west exposure, the windows throughout this detached house bring in ample light while remaining private with no neighbouring house to the south. A rare feature of this home is a fully fenced yard on both the east AND west sides of the home, giving options for sun or shade at any time of day, as well as place for adults and kids to entertain themselves separately. This is absolutely not your average infill when it comes to space, design and privacy! The main level invites you in with a wide entrance in the centre of the home. The rear of the home is where life happens - a gourmet kitchen, spacious dining area, cozy seating zone and access to the west backyard. Enjoy plenty of storage, prep space and a custom open shelf for showing off your favourite decor items. Tucked away mud room off the kitchen is perfect for bringing in groceries and keeping coats & shoes organized. The front of the home features a large living room with gas fireplace, made for family memories, as well as a separated den area that could accommodate a kids play zone, home office, music or hobby area and also walks out to the east yard with gas line for a fire pit. The powder room is nicely tucked away beside the stairs. On the upper level, enjoy bedrooms that kids can actually grow into with ample space for beds, desks and play. The south-facing balcony is a gorgeous little retreat at the end of the day! And the primary suite is simply stunning, with a resort-style ensuite bath including a steam shower and second 2-sided fireplace adjacent to the jetted tub. Double vanity plus a separate makeup desk makes for plenty of space to get ready for your day. Downstairs, you'll find a large media area, full wet bar, an enclosed and soundproofed home gym, 4th bedroom

and full bath. Your outdoor space includes a 21'x23' insulated & drywalled double garage, pergola & fencing freshly stained, built-in flower beds, plenty of lawn for pets & kids. Altadore is a high-end neighbourhood that offers access to public and private schools, Calgary's favourite outdoor space River Park and all of the groceries, shops & restaurants of Marda Loop. This home is your next step - somewhere to settle in and build your life in one of inner city Calgary's best communities!