



GRASSROOTS
REALTY GROUP

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1940 48 Avenue SW
Calgary, Alberta

MLS # A2347052



\$1,985,000

Division:	Altadore		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,527 sq.ft.	Age:	2013 (13 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Heated Garage		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Low Maintenance Landscap		

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

Features: Bar, Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar

Inclusions: n/a

A distinguished residence of exceptional quality, timeless sophistication & impeccable craftsmanship, this remarkable custom home was built by Niro Developments & elevated through an extensive collection of thoughtfully curated interior & exterior enhancements. Offering over 3,740 sq. ft. of beautifully living space & 4 bedrooms, the result is a residence of rare refinement, impressive scale & effortless livability. A striking arrival sets the tone, with soaring 9 & 10-foot ceilings, oversized windows, rich site-finished hardwood, designer lighting, extensive custom millwork & built-ins, plus elegant 8 ft solid-core doors. Every detail has been meticulously considered, creating interiors that feel grand & enduring. The main floor is composed for refined entertaining & everyday living, with a private den/office offering an elegant retreat just off the principal living spaces. Framed by custom millwork & natural light, this sophisticated den provides an ideal setting for working from home. At the heart of the home, the chef's kitchen is a true architectural showpiece. Custom cabinetry, luminous quartz surfaces, an exquisite herringbone marble backsplash & an expansive statement island create an exceptional setting for family & entertaining. A premium Wolf & Sub-Zero appliance collection completes the space. Open & connected to the dining & living areas, the kitchen forms the natural center of the home. The living room is anchored by a dramatic floor-to-ceiling marble fireplace surround, framed by built-ins & abundant natural light. Throughout, luxurious materials are balanced with warm wood tones, refined detailing and beautifully proportioned rooms, resulting in an aesthetic that is polished & timeless. Upstairs, the private primary retreat provides a serene escape with a lavish 5-piece ensuite wrapped in beautiful marble & appointed with a steam shower, freestanding

soaker tub & expansive dual vanity, creating a spa-inspired sanctuary. Two additional generously proportioned bedrooms are complemented by a 5-piece guest bath, offering excellent accommodations for family or guests. The fully developed lower level features luxury vinyl plank heated floors, a bistro-style wet bar, expansive recreation room, wine room, fourth bedroom & custom-designed children's hideaway beneath the staircase. Equally suited to entertaining, movie nights, guests or family living, this level delivers luxury and versatility. Beyond the interiors, a private landscaped sanctuary unfolds amid mature trees & established greenery. The expansive outdoor entertaining area is anchored by a spectacular stone fireplace, creating an intimate setting. Ideally positioned moments from River Park, exceptional schools, playgrounds and highly desirable amenities, this is a rare opportunity to own a residence where architectural sophistication, fine materials & craftsmanship converge. An extraordinary expression of enduring luxury & design, this home offers exceptional quality, detail & livability.