



GRASSROOTS
REALTY GROUP

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2022 43 Avenue SW
Calgary, Alberta

MLS # A2347376



\$2,100,000

Division:	Altadore		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,833 sq.ft.	Age:	2013 (13 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Triple Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn, Underground Sprinklers		

Heating:	In Floor, Forced Air, Natural Gas	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:	Breakfast Bar, Built-in Features, Closet Organizers, Crown Molding, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar, Wired for Sound		
Inclusions:	Second bar fridge, second dishwasher		

This is Altadore family living without the usual compromises: a 40' wide lot, four bedrooms upstairs, generous living and entertaining spaces, a beautifully landscaped yard and a rare triple detached garage. Offering exceptional value in one of Calgary's most desirable city centre neighbourhoods, this beautifully appointed home gives a growing family the space to settle in, spread out and enjoy everything the community has to offer. Inside, warm wood floors flow throughout the main level, where thoughtful architectural details add character and sophistication. The formal dining room is framed by handsome wood columns and a panelled feature wall, while the bright home office offers glass doors and elegant panelling for a polished place to work from home. A contemporary open-riser staircase adds a modern focal point and leads into the heart of the home: a spacious open-concept kitchen and living area made for everyday family life and effortless entertaining. The living room is anchored by a welcoming fireplace with a wood mantle, while the kitchen features granite counters, cream cabinetry, a generous central island with sink and chef-grade stainless steel appliances. A large walk-in pantry connects through a bar/butler's pantry to the dining room, while a separate mudroom and laundry area keeps busy family life organized. The casual dining nook, with built-in cabinetry and a large window overlooking the backyard, is an inviting spot for morning coffee and family meals. Upstairs, the spacious primary retreat includes its own fireplace and a beautifully finished marble ensuite with dual vanities, a soaker tub, private water closet and steam shower with multiple shower heads. Three additional bedrooms and a family-friendly main bath with two sinks complete the upper level. Downstairs, the fully developed basement expands the living

space with a wet bar, games area, fifth bedroom and bathroom, plus a cozy fireplace flanked by walnut cabinets. Outside, mature trees and garden beds create wonderful curb appeal, with a charming front sitting area and a beautifully landscaped backyard featuring a large deck and heated, screened pergola. Walk to Flanders Park, enjoy nearby excellent schools, and take advantage of the shops, restaurants and amenities of Marda Loop just minutes away. A rare combination of space, location and outstanding value, this is a home designed for families to settle in and stay.