



GRASSROOTS
REALTY GROUP

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4117 16A Street SW
Calgary, Alberta

MLS # A2347951



\$1,350,000

Division:	Altadore		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,857 sq.ft.	Age:	2011 (15 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Heated Garage, Insulated, Oversized		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Low Maintenance Landscape, Many Tre		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Skylight(s), Soaking Tub, Storage, Sump Pump(s), Walk-In Closet(s), Wired for Sound		
Inclusions:	Kinetico Water Filtration System		

Custom-built design, thoughtful upgrades and an exceptional 2 primary bedroom layout come together in a home that makes the most of its sought-after Altadore setting. Beautiful Brazilian hardwood grounds the main level, while 9' ceilings, extensive pot lighting and upgraded Lux windows bring a bright, polished feel to the interior. Host with ease in the chef-inspired kitchen, where quartz counters, stainless steel appliances and a gas range pair with both a centre island and peninsula to deliver generous prep space and plenty of seating. Framed by windows, the front dining area gives everyday meals and dinner parties a light-filled backdrop. Gather around the gas fireplace in the inviting living room, with built-ins adding display space and a broad expanse of glass drawing your eye toward the backyard. A well-planned mudroom with built-ins and a convenient powder room complete this level. Upstairs, 2 substantial primary retreats give this home remarkable flexibility for couples, guests or multigenerational living. Unwind in the extremely spacious primary bedroom with abundant windows, an oversized custom walk-in closet and a luxurious 5-piece ensuite appointed with dual sinks, a large tiled shower, deep soaker tub, in-floor heating, & skylight PLUS attached laundry. The second bedroom enjoys oversized windows, its own private balcony, custom walk-in closet and private 3-piece ensuite with another skylight. Between the bedrooms, a hardwood-finished flex space beneath a skylight makes an inspired home office or study area. Movie and games nights take place downstairs in the spacious rec room, where large windows keep the lower level feeling open and comfortable. A 3rd bedroom and 3-piece bathroom accommodate overnight guests, while a second laundry area with sink and ample storage add everyday practicality. In-floor

heating brings welcome warmth underfoot, complemented by central air conditioning for year-round comfort. Throughout the home, quartz countertops, upgraded fixtures, built-in audio, custom window coverings and numerous designer details reflect the care invested in the property. Outside, mature trees and fencing lend privacy to the low-maintenance, west-facing backyard, where an expansive multi-level deck sets the stage for summer dinners, barbecues and evenings outdoors. Artificial turf and a sprinkler system are included in the low maintenance aspect. The insulated and drywalled double detached garage is accessed from a paved lane, complete with an epoxy floor, built-in shelving, heating and upgraded electrical service. Beyond home, the best of Marda Loop is close at hand, from nearby schools and playgrounds to the shops, caf  s and restaurants that make the district such a popular inner-city destination. The outdoor pool and community recreation facilities add tennis, pickleball and more to the neighbourhood lifestyle, while River Park and Sandy Beach connect you with the Elbow River, pathways and abundant outdoor space.