



GRASSROOTS
REALTY GROUP

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2009 40 Avenue SW
Calgary, Alberta

MLS # A2350309



\$2,060,000

Division:	Altadore		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,588 sq.ft.	Age:	2011 (15 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape		

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

Features: Bar, Built-in Features, Central Vacuum, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Skylight(s), Soaking Tub, Walk-In Closet(s)

Inclusions: All wall mounted tv's and mounts/mile built in coffee machine, alarm system hardware, hot tub

Welcome to 2009 40 Ave SW, a stunning custom-built detached home with 35 feet of frontage in the heart of Altadore. This exceptional residence combines sophisticated design, thoughtful functionality, and an impressive amount of living space. A spectacular 19-foot foyer welcomes you with a beautiful skylit staircase and sets the tone for the impressive open-concept main floor, featuring 10-foot painted flat ceilings and wide-plank flooring throughout. The sun-drenched gourmet kitchen is truly the heart of the home, seamlessly connecting to the great room and dining area. A spectacular 13-foot island comfortably seats six and is complemented by two sinks, professional-grade appliances, and an abundance of cabinetry and counter space. Designed for both everyday living and effortless entertaining, the great room features a cozy wood-burning fireplace and patio doors opening to the backyard. A spacious tiled mudroom with built-in lockers adds exceptional convenience, while an elegant powder room and highly desirable main-floor office with beautiful custom built-ins complete this level. Upstairs, the luxurious primary retreat is spacious and sophisticated featuring an indulgent ensuite finished with an abundance of marble, a double vanity, heated towel rack, separate water closet, soaker tub, and steam shower. The dreamy dressing room is filled with natural light and offers exceptional storage. Two generous additional bedrooms, a spacious laundry room, and a beautiful family bathroom complete the upper level. The impressive lower level expands the home's living space with in-floor heating, two additional rooms, a family/TV room, and a temperature-controlled wine room—perfect for movie nights, guests, or entertaining. The basement is also roughed in for a wet bar. Outside, enjoy a sunny south-facing backyard featuring a new deck, gas hookup, and turf

with a putting green, creating the perfect setting for outdoor dining and lounging. The yard provides direct access to the oversized heated garage, offering exceptional convenience and year-round functionality. Gemstone lighting adds to the home's impressive exterior. Located on one of Altadore's quiet and desirable avenues, directly across from a park, this outstanding home offers an unbeatable lifestyle. Walk to schools, shops, cafés, and restaurants in Marda Loop while enjoying quick and easy access to downtown. A truly exceptional home in one of Calgary's most sought-after neighbourhoods.