



GRASSROOTS
REALTY GROUP

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2008 48 Avenue SW
Calgary, Alberta

MLS # A2351077



\$2,275,000

Division:	Altadore		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,911 sq.ft.	Age:	2015 (11 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Triple Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Paved, R		

Heating:	In Floor, Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Cork, Hardwood, Tile	Sewer:	-
Roof:	Flat Torch Membrane, Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Cedar, Concrete, Stucco, Wood Frame	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Central Vacuum, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Skylight(s), Smart Home, Soaking Tub, Steam Room, Storage, Sump Pump(s), Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound		
Inclusions:	Home Theater, All Mounted TV's		

LUXURY LIVING IN ALTADORE! Built by AK Design & Development and set on one of the community's most beautiful streets, this exceptional home offers over 4,235 sq. ft. across three levels with 4 bedrooms, 3.5 baths and a versatile loft. The main floor features beautiful hardwood, a stunning custom staircase with wood treads, accordion stringers & glass railings, and a spectacular chef's kitchen with Miele appliances, Sub-Zero fridge, built-in coffee maker, farmhouse sink and waterfall quartz island. The living room boasts a 60" linear gas fireplace, custom built-ins and access to a large TREX deck with custom stone gas fireplace. Upstairs, the luxurious primary retreat offers oversized his & her closets and a spa-like 7-piece ensuite with soaker tub and steam shower. Two additional bedrooms feature private vanity areas with shared Jack & Jill-style bathroom access, plus a separate enclosed shower/toilet area and versatile loft. The fully developed lower level is designed for entertaining with in-floor heat, wet bar, stunning wine wall, theatre room with equipment included, gym with cork flooring, fourth bedroom, bath and ample storage. All TVs and TV mounts remain. Additional features include a main-floor office with built-ins, exceptional mudroom/storage, A/C, central vacuum, smart-home technology, custom window coverings, mature landscaping and irrigation. Exceptional craftsmanship, sophisticated finishes and an outstanding Altadore location, this is luxury living at its finest.