

**1944 47th Avenue SW**  
**Calgary, Alberta**

**MLS # A2169586**



**\$3,195,000**

<b>Division:</b>	Altadore		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,462 sq.ft.	<b>Age:</b>	2019 (5 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	5 full / 1 half
<b>Garage:</b>	Heated Garage, Insulated, Oversized, Triple Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Private, Rectangular Lot		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas, Radiant, Zoned	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle, Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, ICFs (Insulated Concrete Forms)	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Smart Home, Storage, Sump Pump(s), Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound		
<b>Inclusions:</b>	TV Wall Brackets		

Rarely does a residence of this size, location, & build quality become available on a 50 foot wide lot in sought after Altadore. Constructed from Insulated Concrete Form (8 inch core) from foundation to roof; the home is extremely quiet, solid, & energy efficient. Spanning an incredible 6,252 square feet of developed space, the property offers a hard to find 4 bedroom up (all with ensuites + built-ins or walk-in closets) layout, plus 2 bedrooms down, 5 + 1/2 baths, & TRIPLE ATTACHED GARAGE (heated w/ warm water dog bath). Upgrades + build features are endless & include: 10 foot ceilings on the main + 9 feet on upper & lower; seamless indoor/outdoor living w/ sunny south facing front patio; chef's kitchen w/ gas range, custom cabinetry, pantry, dry bar, expansive island w/ family friendly breakfast bar; formal living + dining; office/den; and huge mudroom w/ extra washer/dryer + built-ins. Upper level is designed for a big + growing family; the 4 bedrooms have dedicated/individual temperature controls, ensuite's w/ heated floors, walk-in closets & built-ins; perfectly planned laundry room; & fabulous primary retreat w/ luxurious 5-piece bath, fireplace, & custom hidden wall cabinetry. Your MEGA basement has everything & more: media/movie space; storage rooms; kids fort under the stairs; guest space; 4-piece bath; 360 square foot gym w/ rubber floors + mirrors; the ultimate 35 X 18 foot hockey room (flexible/endsless potential uses). Infrastructure is world class: hydronic radiant heat throughout the basement & garage; google smart home connecting lighting, sound, security cameras, & irrigation system; 2 X central air conditioners; water softener; vacuum system; boiler; Cat-5 wiring. The location within Altadore is second to none, being on a quiet street & steps from Green Emerald playground/park (community rink every winter) + minutes from downtown &

walking distance to River Park/regional pathway system, schools, groceries, shopping, & amenities.