

**4115 15 Street SW
Calgary, Alberta**

MLS # A2231615



\$2,880,000

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|------------------|--|---------------|-------------------|
| Division: | Altadore | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 3,693 sq.ft. | Age: | 2014 (11 yrs old) |
| Beds: | 6 | Baths: | 4 full / 1 half |
| Garage: | Heated Garage, Insulated, Private Electric Vehicle Charging Station(s), Triple | | |
| Lot Size: | 0.14 Acre | | |
| Lot Feat: | Landscaped, Private | | |

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|--------------------|--------------------------------|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Stone, Stucco, Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |

Features: Bar, Built-in Features, Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Soaking Tub, Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: Dishwasher in the basement and pantry, Wine fridge in the pantry & basement, Solar Panels and EV charger

Simple, yet bold. Often home design's become passé, colour trends fall out of fashion and once fancy features turn cumbersome or antiquated. However, once in a while a home comes along that will withstand the test of time. It starts with location. This property sits on a coveted street in Altadore/Marda Loop, surrounded by luxury homes. Niro Developments hand picked this 50x125 ft lot for its west-facing backyard, paved alleyway, convenient River Park access, and the gentle slope enhancing the home's curb appeal. Mature landscaping, cedar soffits, copper accents, and architectural lighting create a striking first impression. When it comes to designing a home there's been a tendency to overdo "openness", but you don't want to feel like you're on display, and there is often a need for multiple designated spaces such as a gym, music room, art studio, crafting, operating a business, reading den, library, play area, personal office, a second office… From the inviting entryway the main floor feels boundless stemming from the open riser staircase, glass features and an astounding number of windows stretching across the rear wall. Those design elements connect the home up-and-down, inside-and-out, so seamlessly it might shock you to find a tastefully outfitted office to the left and an inviting space to wind down or read a book, both teeming with natural light. While the office provides custom built-ins, extra storage and complete privacy, the adjacent space connects directly to the catering kitchenette, walk-in pantry and mudroom. This is where you'll enter the home most often after parking inside the epoxied, drywalled, insulated and heated triple garage. However you'll probably want to get right back outside to soak in the secluded hot tub, lounge on the deck which can be shaded by the

power awning, or cozy up to a wood burning fire underneath the robust covered pergola. Where expectations for the second level aren't met, they're exceeded for this caliber of home. The primary suite impresses with remote blackout curtains, stunning walk-through closet, and spa-like ensuite. Three more bedrooms with walk-ins (one with full ensuite, shared jack-and-jill for the other two) and laundry complete upstairs. The lower level has two rooms separated by a full bath so they could be extra bedrooms (currently gym and music room). The huge rec area can morph into a media room, lounge, games room, or all of the above. Craftsmanship and care are evident from the luxury finishes to smart upgrades: Moen shut-off valve, AC, on-demand hot water, in-floor heat (basement & upper bathrooms), water softener, solar panels, and an EV charger. The home feels new, but you won't have the stressful and expensive decisions to make when buying a new home. With the incredible rejuvenation happening on 34th Ave you'll be close (but not too close) to what will be some of the most exciting restaurants, shops & venues for decades to come. This property has only gotten better with time. Is it your time now?