

**1742 49 Avenue SW  
Calgary, Alberta**

**MLS # A2231898**



**\$1,099,900**

<b>Division:</b>	Altadore		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,889 sq.ft.	<b>Age:</b>	2011 (14 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Recessed Lighting, Skylight(s), Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound		

**Inclusions:** Second wine fridge, all mounted TV's, remotes for primary bedroom overhead blind & ceiling fan, gas key for BBQ, roughed-in vacuum system, irrigation system (as is).

A league of its own! Most infills are not built to this calibre! Located in the heart of sought-after Altadore, sophistication & luxury collide in this 3+1 bedroom home offering over 2700 sq ft of developed living space. The open main level presents rich walnut hardwood floors & 10' ceilings, showcasing a front dining room with ample space to host family & friends & flows into the kitchen that's tastefully finished with a marble waterfall island/eating bar, plenty of storage space & high-end stainless steel appliances. The living room is anchored by a feature fireplace & eye-catching built-ins. A mudroom & 2 piece powder room complete the main level. Ascend the open riser staircase to the second level that hosts 3 bedrooms, a 4 piece bath & laundry facilities. The primary bedroom with soaring 12' ceiling & private balcony features a custom-built walk-in closet & luxurious 5 piece ensuite with dual sinks, relaxing freestanding jetted tub & oversized shower with steam feature. Basement development is the ideal spot for movie or game night includes a large family/media room complete with wet bar & wine & beverage fridges. The finishing touches to the basement are a fourth bedroom & 4 piece bath. Other notable features include central air conditioning & built-in speakers. Outside, enjoy the beautifully landscaped front yard & private back yard with deck & large patio with cozy outdoor fireplace. Parking is a breeze with a double detached. The location is incredibly convenient, close to Glenmore Athletic Park, 2 golf courses, River Park, schools, shopping, public transit & easy access to Crowchild & Glenmore Trails.