

\$2,269,000 - 4213 17 Street Sw, Calgary

MLS® #A2103808

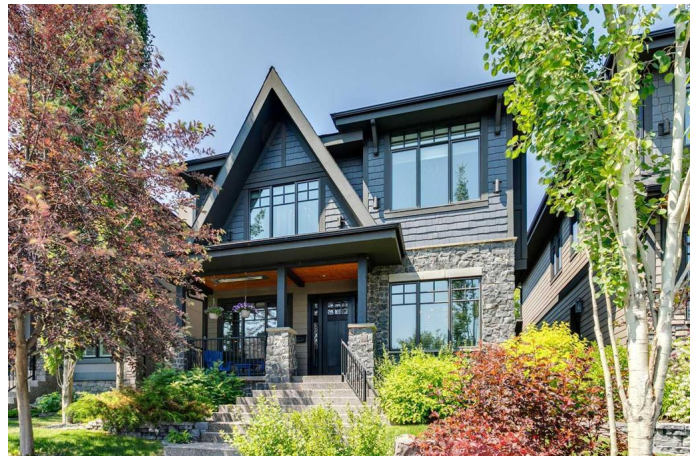
\$2,269,000

5 Bedroom, 5.00 Bathroom, 2,788 sqft

Residential on 0.11 Acres

Altadore, Calgary, Alberta

Ultra high-end family home in prime central Altadore. Built as the personal residence of a boutique home builder, it showcases a myriad of upgrades and beautiful features. Total of 4052 square feet of exceptional quality development with a great layout, generous rooms, 10'™ ceilings on main and upper levels and huge triple-pane windows. Also, incredible millwork throughout. Open plan at the rear overlooking the sunny west yard. Paneled living room with built-ins, stone-faced fireplace and wall-mounted TV. Dream kitchen with endless storage and workspace together with top appliances including 48"• Wolf stove (double ovens), 36"• full-height Subzero fridge plus 2 fridge drawers. Elegantly detailed dining space. Bright pantry connects to the kitchen and offers additional storage, 2nd dishwasher, 3rd sink, wine fridge and full-height freezer. A private office, 2-piece powder room and large mudroom complete the main floor. Skylit staircase leads up to 3 bedrooms, all with ensuite baths and hardwood throughout. The primary suite has a "floating" fireplace, 2 separate walk-in closets and a fabulous spa-like ensuite bath with heated marble floors, free-standing cast-iron tub, large steam shower with bench and body jets, huge double vanity and separate water closet. Upper laundry room with 2 washers, 2 dryers, sink, storage and walk-in linen closet. Outstanding lower level with large and flexible spaces including a fully equipped media room, games room with pool



table, glass-front wine room (shelving and chiller unit), spacious 4th bedroom, 3-piece bath and large fitness room (5th bed) with rubber floor and TV. Gorgeous and sunny rear yard with low-maintenance landscaping, landscape lighting, full-width multi-level deck and firepit. Generous front porch with built-in infrared heater. Security and home automation systems. Oversized triple garage will accommodate a lift and includes storage shelving and bike rack. Easy access down 42nd Ave to River Park with its 52 acres of trails and off leash. Also, an easy walk to Marda Loop village with shops, services, food stores, fitness etc. A must see!

Built in 2015

Essential Information

MLS® #	A2103808
Price	\$2,269,000
Sold Price	\$2,269,000
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,788
Acres	0.11
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	4213 17 Street Sw
Subdivision	Altadore
City	Calgary
County	Calgary
Province	Alberta

Postal Code T2T 4P7

Amenities

Parking Spaces 3
Parking Insulated, Oversized, Side By

Interior

Interior Features Beamed Ceilings, Breakfast
Closet Organizers, Double
Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz
Counters, Skylight(s), Soaking Tub, Steam Room, Storage, Vaulted
Ceiling(s), Walk-In Closet(s), Wet Bar

Appliances Bar Fridge, Central Air Conditioner, Dishwasher, Freezer, Garage
Control(s), Gas Stove, Microwave, Range Hood, Refrigerator,
Washer/Dryer, Water Softener, Window Coverings, Wine Refrigerator

Heating In Floor, Forced Air

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Gas, Great Room

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Fire Pit, Private Entrance, Private Yard

Lot Description Back Lane, Back Yard, Low Maintenance Landscape

Roof Asphalt Shingle

Construction Stone, Wood Siding

Foundation Poured Concrete

Additional Information

Date Listed April 3rd, 2024

Date Sold April 6th, 2024

Days on Market 3

Zoning R-C2

HOA Fees 0.00

Listing Details

Listing Office Century 21 Bamber Realty LTD.



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