

\$2,360,000 - 4008 15 Street Sw, Calgary

MLS® #A2141930

\$2,360,000

5 Bedroom, 4.00 Bathroom, 2,777 sqft

Residential on 0.14 Acres

Altadore, Calgary, Alberta

This rare, first-time-to-market elegant family home is situated on a large 50â€™ x 120â€™ lot that presents a unique opportunity to reside in the highly coveted neighbourhood of Altadore. Custom built with exceptional quality and upgrades this 2 storey, 5 bedroom, 3.5 bathroom, 3951 sqft living quarter home is perfect for the larger family.

Your spacious great room has a wall of windows overlooking the sunny back gardens and offers plenty of room to gather by the wood-burning stone fireplace or dine at the kitchen table. Hardwood floors, wainscoting and a built-in beverage bar that's perfect for entertaining family and friends. The kitchen is a chef's delight with a 4-burner-plus-griddle gas cooktop, a full-sized refrigerator, dual ovens, built-in china hutch and kitchen island topped with solid wood countertop ideal for meal prep. The large dining room features crown moulding and wainscoting that opens up to the adjacent den with vintage style fireplace and built-in bookcases.

Upstairs, the staircase and bright skylight lead to three generously sized bedrooms. Your primary bedroom retreat is the perfect place to unwind with its ensuite washroom featuring marble counters, built-in vanity desk, deep soaker tub and oversize shower. A family style washroom and convenient laundry room with scrub sink complete the upper level.

The lower level offers heated floors and a large recreational room equipped with built-in Dolby sound system for family movie nights.



Two additional large bedrooms and full washroom provide ample space for guests or family members. The custom wine cellar ensures your collection is perfectly stored with controlled temperature.

High-end upgrades include central air conditioning, high efficiency furnace, in-floor heating, zoned irrigation system, and insulated ICF foundation. Newly updated items in 2024 include new paint, lighting and carpet.

Outside, professionally designed perennial gardens and beautiful mature trees surround the property, complemented by an underground irrigation system ensuring effortless maintenance. A two-tier concrete aggregate patio in the sunny backyard extends your living space and invites outdoor gatherings and relaxation.

For car or outdoor enthusiasts, the oversized heated two-car detached garage features over-height doors and a finished attic storage space, offering plenty of room for vehicles and equipment. Upgraded exterior finishes include 50 year hail-proof slate-look rubber roofing and durable Hardie board fibre cement siding.

This exceptional family home is ideally located close to all levels of public and private schools.

Close to parks, playgrounds, bike paths, dog-park and a short walk to trendy Marda Loop with its shops, cafes and restaurants.

Easy access to major roadways and downtown.

Classic charm with contemporary amenities, this exceptional family home is available for quick possession and ready to be the perfect backdrop to your family's next chapter.

Built in 2005

Essential Information

MLS® #	A2141930
Price	\$2,360,000
Sold Price	\$2,192,500

Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,777
Acres	0.14
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	4008 15 Street Sw
Subdivision	Altadore
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 4A9

Amenities

Parking Spaces	4
Parking	220 Volt Wiring, Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces Rear, Heated Garage, Insulated, Oversized, Side By Side

Interior

Interior Features	Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Crown Molding, French Door, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Recessed Lighting, Skylight(s), Soaking Tub, Storage, Sump Pump(s), Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Double Oven, Freezer, Gas Cooktop, Gas Dryer, Humidifier, Microwave, Range Hood, Refrigerator, Warming Drawer, Washer, Window Coverings
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Den, Gas, Living Room, Mantle, Metal, Raised Hearth, Stone, Wood

	Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Lighting, Private Yard, Rain Gutters
Lot Description	Back Lane, Back Yard, Fruit Trees/Shrub(s), Front Yard, Lawn, Landscaped, Street Lighting, Underground Sprinklers, Rectangular Lot, Treed
Roof	Rubber
Construction	Composite Siding, Stone
Foundation	ICF Block, Poured Concrete

Additional Information

Date Listed	June 20th, 2024
Date Sold	September 23rd, 2024
Days on Market	95
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Sotheby's International Realty Canada
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