

**2010 48 Avenue SW**  
**Calgary, Alberta**
**MLS # A2204294**

**\$2,195,000**

<b>Division:</b>	Altadore		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,629 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Alley Access, Garage Door Opener, Heated Garage, Insulated, Triple Garage		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped, Low Maintenance Landscape, Rectangular Lot, Und		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Sump Pump(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound		
<b>Inclusions:</b>	Firebowl on deck		

UTTERLY EXQUISITE 3+1 Bedroom Home perfectly situated in sought-after Altadore. Commanding curb appeal set on a wide lot of 37.45 Ft. Frontage, this stunning residence blends a masterful layout with exceptional quality development. Sophistication, warmth & comfort are evidenced throughout making it ideally suited to family living as well as for entertaining. Open Concept main floor showcases 10 Ft. Ceilings, which are Flat Painted (vs knock down) & Wide Plank Oak Driftwood Hardwood Floors. Heart of the Home is the expansive Kitchen showcasing a 11 Ft. Quartz Waterfall Island, Custom Cabinetry by Denca & a Full Height Marble Backsplash. Gorgeous Great Room embodies relaxed elegance with its Coffered Oak driftwood backset Ceiling + Modern Fireplace featuring Ceiling Height Marble. Transition to outdoor space is seamless via the Wall To Wall Windows & Patio door. Inviting Den, Generous sized Mudroom + Polished Powder room complete this level. Magnificent Open Riser Stair Way with Marble Feature Wall welcomes you upstairs. Here one is presented also with Solid Core Doors & Wide Plank Oak Floors + Ceilings of 9 ft. Outstanding Primary Bedroom Retreat presents an oasis with its soothing paneled walls, superb Ensuite + tailored Dressing Room. Both secondary Bedrooms are Large & incorporate substantial Walk-In Closets. Lovely Laundry room conveniently located here with oodles of custom cabinetry storage. Loads more Living in the Lower Level with its Dual Zoned In -Floor Heating throughout the Guest room, Full Bath, Games/Rec area with Home Theatre + Wet Bar. Professionally landscaped yard, Irrigation System + tiered composite deck in back with Fire-bowl offer a no maintenance oasis for your outdoor enjoyment. Exceptional 3 CAR HEATED GARAGE with Epoxy Flooring + Custom Storage

/ Wall Board. This and the paved lane is a car lover's dream! Of note is the plethora of Built In Custom Storage, Control 4 System, Built In speakers, Central A/C & In Floor Heating in All Full Baths. This dazzling dwelling is walkable to schools, parks, off leash park, + shops/restaurants of Marda Loop. Don't hesitate. Call to view this today!