

**5024 21 Street SW**  
**Calgary, Alberta**

**MLS # A2318413**



**\$1,850,000**

|                  |                                                                             |               |                   |
|------------------|-----------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Altadore                                                                    |               |                   |
| <b>Type:</b>     | Residential/House                                                           |               |                   |
| <b>Style:</b>    | 2 Storey                                                                    |               |                   |
| <b>Size:</b>     | 2,953 sq.ft.                                                                | <b>Age:</b>   | 2014 (12 yrs old) |
| <b>Beds:</b>     | 5                                                                           | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Triple Garage Detached                                                      |               |                   |
| <b>Lot Size:</b> | 0.11 Acre                                                                   |               |                   |
| <b>Lot Feat:</b> | Back Lane, Backs on to Park/Green Space, Environmental Reserve, Landscaping |               |                   |

|                    |                                                                                                                            |                   |      |
|--------------------|----------------------------------------------------------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | In Floor, Forced Air, Natural Gas                                                                                          | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood                                                                                             | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                            | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                                                                                                                       | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Composite Siding, Stone, Wood Frame                                                                                        | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                                                                                                            | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Bar, Bookcases, High Ceilings, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Steam Room, Vaulted Ceiling(s) |                   |      |
| <b>Inclusions:</b> | N/A                                                                                                                        |                   |      |

Absolutely stunning home in a great Atadore location in a prime public and private school district. This home has four large bedrooms on the second floor with a full bathroom and a large master ensuite with his and her closets, heated floors and a steam shower. Main floor features stunning oak hardwood flooring with a separate dining and living room area. Large open kitchen with stainless steel appliance package and gas top stove, two ovens and two refrigerators. Spacious living room featuring a fireplace and views to green space area, walking out to an expansive patio. Lower level walk-out basement with 9 Foot ceilings, rec room, wet bar, large bedroom, full bath and cold storage room. This home has A/C, in-floor heating, a large capacity water tank, high efficiency furnace, soft water and a security system. This home has 9-foot ceilings on all three levels! Well-appointed backyard accessible from the lower level with a triple detached garage that is drywalled and insulated with EV charging. This home is a must-see! Seller is a licensed Realtor in Alberta.