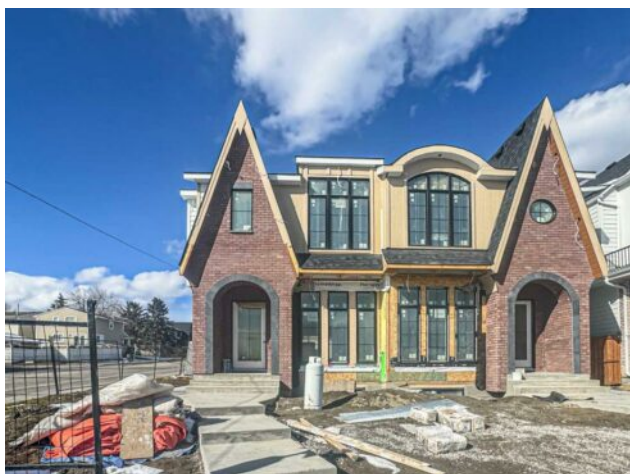


2050 41 Avenue SW  
Calgary, Alberta

MLS # A2207409



# \$1,199,900

Division:	Altadore		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,692 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	4 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Interior Lot, Paved		

Heating:	In Floor, Electric, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Concrete, Wood Frame	Zoning:	rcg
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar		
Inclusions:	None		

Welcome home to an exceptional new build by inner city Master Builder Palatial homes Ltd. Located in a very desirable community of Altadore. with south front exposure. WALKING DISTANCE to Glenmore aquatic centre, Glenmore athletic park, Tennis dome, the Flames community arenas and many schools. Perfect place to raise family and enjoy a contemporary lifestyle with all amenities and shopping nearby. This home offers a unique blend of modern elegance and functional craftsmanship. Enter this custom designed home through the south facing front door into bright and open main floor layout with 10 ft. ceilings and Gleaming natural oak Herringbone hardwood. Central Gourmet chef-inspired kitchen with High end JennAir appliances, quartz countertops and ceiling height cabinetry. Cozy living room with natural gas fireplace and built-ins is perfect for everyday family living and holiday gatherings. Large tile floored Mudroom is meticulously positioned to keep muddy and snowy shoes out of sight. Upstairs offers 3 very good sized bedrooms. The luxurious master ensuite offers spa-like private retreat with in-floor heating, double sink vanity , freestanding bath tub and walk-in tile finished shower. Private toilet. Two more good sized bedrooms, large laundry with sink and another 4 piece washroom completes the second floor. Fully finished basement with bedroom, bar and extra large family room provides extra space for growing family among many other options. Exterior is fully finished with hardie board and brick. large patio off the living room is perfect for evening hangouts and BBQs. Double detached rear car garage with paved back lane. Landscaping to be completed in early spring. Call or email for more information.