ROBERT HART MOORE GRASSROOTS REALTY GROUP

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4130 19 Street SW Calgary, Alberta

MLS # A2211653



\$975,000

Division: Altadore Residential/House Type: Style: 2 Storey Size: 1,869 sq.ft. Age: 2002 (23 yrs old) **Beds:** Baths: 3 full / 1 half Garage: **Double Garage Detached** Lot Size: 0.07 Acre Lot Feat: Back Yard, Front Yard, Landscaped, Lawn, Low Maintenance Landscape, Re

Heating: Water: Forced Air, Natural Gas Floors: Sewer: Carpet, Ceramic Tile, Hardwood Roof: Condo Fee: Asphalt Shingle **Basement:** LLD: Finished, Full Exterior: Zoning: Stone, Stucco, Wood Frame R-CG Foundation: **Utilities: Poured Concrete**

Features: Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: Murphy bed, Shelves in the basement

Welcome to this stunning custom-built home located in the highly sought-after neighborhood of Altadore, just steps from the vibrant Marda Loop district, nearby parks, top-rated schools, and only minutes from downtown. Designed with elegance and functionality in mind, the home features a bright open-concept floor plan highlighted by soaring vaulted ceilings, skylights, and an abundance of natural light. The main floor makes an immediate impression with a welcoming family room framed by a large picture window and a dramatic curved staircase with wrought iron spindles. The chef-inspired kitchen is the heart of the home, boasting granite countertops, stainless steel appliances, extensive cabinetry, a spacious center island with breakfast bar seating, and a cozy breakfast nook. It flows seamlessly into the dining area, which features built-in cabinetry and a desk, stylish designer lighting, and direct access to the beautifully landscaped east-facing backyard. The adjoining living room is perfect for entertaining, complete with a gas fireplace, custom built-ins, and oversized windows that frame views of the yard. A two-piece powder room and a convenient mudroom complete the main level. Upstairs, the king-sized primary retreat offers vaulted ceilings, a large walk-in closet, and a fully renovated spa-inspired 5-piece ensuite with dual vanities, a soaking tub, and a walk-in glass shower. Two additional generously sized bedrooms, a newly renovated 4-piece bathroom, and a laundry room with built-in shelving round out the upper level. The fully developed basement is ideal for relaxation and recreation, featuring a large rec room with a built in murphy bed, a second gas fireplace, a fourth bedroom with a walk-in closet, a flexible bonus space perfect for a gym or office, and a 4-piece bathroom. Additional features include a tankless hot water heater for on-demand hot

| an aggregate concrete patio, a grassy area and a gas bbq hookup—perfect for outdoor living. This beautifully upgraded home combines luxurious finishes, practical design, and an unbeatable location—an ideal choice for those looking to enjoy the best of inner-city living. |
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water, a water softener, and a double detached garage that is drywalled, insulated, and heated. The backyard offers a private oasis with