

3902 19 Street SW
Calgary, Alberta

MLS # A2290495



\$2,050,000

Division:	Altadore		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,679 sq.ft.	Age:	2021 (5 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Additional Parking, Alley Access, Double Garage Detached, Garage Door Op		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Corner Lot, Landscaped, Paved, Treed, Underground Sprinklers,		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bookcases, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage, Sump Pump(s), Vinyl Windows, Wired for Sound		
Inclusions:	hot tub		

Luxury, location & thoughtful design come together in this exceptional custom-built home by William Blake Homes, just five blocks from both Marda Loop & River Park. Built in 2021, this beautiful home offers over 3600 sq. ft thoughtfully designed living space with amazing downtown skyline views from the upper level. A signature feature of this home is its outdoor spaces; set on an expansive (41'x126') fully landscaped corner lot, the back yard with beautiful mature trees & awesome outdoor gathering spaces includes a covered deck with gas fireplace & built-in speakers, & large concrete patio with hot tub. The elegant exterior showcases stucco, stone & faux-wood accents, timber beams & exposed aggregate steps & walkways, as well as Lumenox permanent outdoor lighting. The home includes underground sprinklers, gas bbq outlet & heated oversized (26'x21') double garage with epoxy floors & built-in shelves. This home has a highly functional floor plan & every detail was lovingly chosen, including gorgeous designer lighting. Inside, natural light floods through large triple-glazed windows, highlighting wide-plank white oak hardwood floors on both the main & upper levels including the floating stairs. The main floor features a private office with built-in cabinetry, a family room with oversized windows, coffered ceiling, linear gas fireplace, custom millwork, & a large & bright dining area. The chef's kitchen showcases KitchenAid appliances including a 6 burner gas stove, built-in oven & microwave, elegant tile backsplash, & an expansive quartz island with beverage fridge & extra storage. There's a walk-in pantry with window, pocket sliding door, & custom cabinetry for small appliances. The mudroom has been designed with a bench, cubbies, cupboards & even a built-in dog door! Upstairs,

you'll find a spacious bonus room with linear gas fireplace, custom millwork & built-in desk; an upper laundry room with quartz counter, sink & ample storage; & a stylish 4 piece bathroom with full tile tub/shower combo, tile floors & quartz counters. The luxurious primary retreat overlooks the backyard, offering views of downtown & the property's gorgeous mature trees (there's access to the private upper patio to soak in the views). The primary bedroom features a spacious walk-in closet with barn door, custom built-ins & mirror. The spa-like ensuite features tile floors, dual sinks, luxurious soaker tub, large tiled shower & private WC. Two additional bedrooms are finished with carpet & include closet organizers. The lower level showcases a media/games room with custom millwork, speakers, & wet bar. There's a gym with mirrored wall & rubber flooring, a 4th bedroom, & a full bathroom. This home includes central air conditioning, & is wired for data, security & speakers throughout. The mechanical system is upgraded including a Daiken Multizone furnace, HRV, in-floor heating, & o/s high efficiency hot water heater. Nearby highly ranked schools include; Altadore, Rundle, Lycee, Masters & Western.