

3924 15A Street SW
Calgary, Alberta

MLS # A2304036



\$2,249,900

Division:	Altadore		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,592 sq.ft.	Age:	2007 (19 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Landscaped, See Remarks		

Heating:	Boiler, In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Pantry, See Remarks, Sump Pump(s), Tray Ceiling(s), Walk-In Closet(s), Wet Bar		
Inclusions:	N/A		

Welcome to an exceptional Two-Storey Walkout Home in highly desirable Altadore, offering over 5,000 sq ft of beautifully designed living space on a rare 50' x 124' lot, complete with an Attached In Slab Heated Double Garage, an uncommon inner-city luxury. From the moment you step into the grand foyer with its central open-riser staircase, you'll appreciate the home's sense of space, light, and craftsmanship. The main floor offers an elegant front living room, perfect for hosting, along with refined architectural details including tray ceilings throughout. A standout feature ideal for is the main floor bedroom with a full 4-piece ensuite, ideal for guests and also multigenerational living, or a private office. There is also a separate 2 pce ensuite in the hallway for home and guests. The heart of the home unfolds into a formal dining area, a warm and inviting family room with gas fireplace and custom panelled wall, and a well appointed wet bar, perfect for entertaining. The gourmet kitchen is designed for both function and style, featuring a central island, dual dishwashers, double oven gas range, pantry, and access to the spacious walkout deck, perfect for summer evenings. Adjacent to the main living area, a dedicated media nook with built-in desk and glass-front cabinetry adds both function and character. Upstairs, you'll find three generously sized bedrooms, a versatile bonus room (can also use as an elegant office or it's easily converted to an official fourth bedroom by adding a closet), a convenient laundry room, a full 4-piece bathroom, and a luxurious 5-piece main bath. The expansive primary suite is a true retreat, complete with a two-sided gas fireplace and a spa-inspired 5-piece ensuite featuring a jetted tub, tiled steam shower with bench, dual sink vanity, and a dedicated makeup counter. The fully developed walkout basement is an

entertainer's dream, offering a large recreation space, impressive wet bar, flex room (ideal for dining or office), additional bedroom (or home gym), 3-piece bath, mudroom, and a spacious walk-in closet. Direct access to the garage and backyard patio enhances everyday convenience. Additional highlights include in floor heating in all tiled floor areas including the garage cement slab! Also a remote-controlled rear gate for secure lane access, an extended driveway with ample parking or play space, a new 48" Kitchen Aid built-in fridge/freezer, recently updated lighting, freshly painted basement, upper bedrooms, and bonus room, and exterior landscaping updates last year. And central air conditioning, along with central vac system. Located in one of Calgary's most desirable communities, Altadore offers exceptional access to top-rated schools, parks, pathways, shopping and dining in the Fabulous Marda Loop District, and a quick commute to downtown. This is a rare opportunity to own a truly versatile home that suits a wide range of lifestyles, from growing families to multi-generational living. Book your showing and come take a look!