

**1623 49 Avenue SW**  
**Calgary, Alberta**

**MLS # A2339092**



**\$3,999,000**

|                  |                                                                         |               |                   |
|------------------|-------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Altadore                                                                |               |                   |
| <b>Type:</b>     | Residential/House                                                       |               |                   |
| <b>Style:</b>    | 2 Storey                                                                |               |                   |
| <b>Size:</b>     | 4,149 sq.ft.                                                            | <b>Age:</b>   | 2015 (11 yrs old) |
| <b>Beds:</b>     | 7                                                                       | <b>Baths:</b> | 7 full / 1 half   |
| <b>Garage:</b>   | Heated Garage, Insulated, Plug-In, Tandem, Triple Garage Attached       |               |                   |
| <b>Lot Size:</b> | 0.17 Acre                                                               |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Landscaped, Low Maintenance Landscape, Private, R |               |                   |

|                    |                                                                                                                                        |                   |      |
|--------------------|----------------------------------------------------------------------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                                                                                | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Ceramic Tile, Cork, Hardwood                                                                                                           | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                        | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                                                                                                                                   | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Stone, Wood Frame                                                                                                                      | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                                                                                                                        | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Breakfast Bar, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s) |                   |      |

**Inclusions:** Security System, All TV's and Mounts, Control 4 System, Washer x 2, Dryer x 2

An exceptional expression of luxury, this Rockwood Custom Homes residence is located on the only cul-de-sac in Altadore. Impeccably maintained, this home with stunning curb appeal offers 7 bedrooms, 8 bathrooms with every detail thoughtfully designed + finished to a high standard. A grand two-storey foyer creates an impressive arrival with soaring ceilings, elegant barrel-arch entry + custom storage. The private front office features custom cabinetry + sliding door to the adjacent sitting area. The main level flows into the expansive great room, where two connected living spaces are anchored by a fireplace + media wall, complemented by a temperature-controlled wine wall. The spectacular kitchen + informal dining area are designed for family living + entertaining. Custom cabinetry, natural stone countertops, substantial island + bespoke Silverleaf hood fan are paired with a premium appliance package including Sub-Zero refrigerator + two built-in ovens. A generous butler's pantry provides storage, counter space, refrigerator + freezer. The open dining area extends seamlessly outdoors to the south-facing backyard. The covered outdoor living room extends the home with retractable screens, heaters, gas fireplace + BBQ. Landscaped outdoor spaces + private sports court create an enviable setting for entertaining + year-round enjoyment. A beautifully appointed powder room + large mudroom with extensive built-ins complete the main level. Upstairs, five generous bedrooms each feature a walk-in closet + ensuite or designated bathroom, with heated flooring throughout the bathrooms. Laundry offers heated floors, raised washer + dryer + water sensor. The primary suite features a spacious bedroom, custom dressing room + walk-in closet with built-ins + its own washer + dryer. The five-piece ensuite offers heated floors, dual vanities, natural light, soaker

tub + large glass-enclosed shower. The lower level features a recreation room + wet bar, glass-enclosed home gym with cork flooring + three walls of mirrors, plus two additional bedrooms including a guest suite with ensuite. Heated slab flooring + ample storage complete this level. The oversized triple tandem garage is fully finished, insulated + heated, with epoxy flooring, 12-foot ceilings, French drains + hot + cold taps, plus ample height for vehicle lifts. Additional features include engineered hardwood flooring, 8-foot solid-core doors, 12-inch solid wood baseboards, painted ceilings, cedar soffits, built-in speakers, Control4 home automation + lighting control, full window coverings, air conditioning + high-end mechanical systems. A rare find with five large bedrooms upstairs, exceptional indoor-outdoor living + uncompromising custom craftsmanship make this one of Altadore's most distinctive luxury residences. This immaculate home offers elegance, functionality + inner-city convenience, with quick access to downtown + Altadore's amenities, parks + all levels of schooling.