

**3924 15A Street SW  
Calgary, Alberta**

**MLS # A2304036**



**\$2,275,000**

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

<b>Heating:</b>	Boiler, In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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		
<b>Inclusions:</b>	N/A		

Welcome to "The Castle" in sought after Altadore, an exceptional two-storey walkout home offering over 5,000 sq ft of beautifully designed living space on a rare 50' x 124' lot, complete with an in floor heated double attached 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 is the main floor bedroom with a full 4-piece ensuite, ideal for guests, extended family, or a private office. There is also a separate 2 pce ensuite 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 (easily converted to a fourth bedroom), 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!