



Beautifully crafted and luxurious 4785 sq ft family home in the desirable community of Altadore

### Exterior and Building Construction

- Custom designed home
- Coronado Sandstone on front facade
- Hardie Plank concrete siding with 30 yr warranty
- Top of the line wood windows
- Copper architectural roof canopies over front windows
- Concrete Allan block fence at front with metal railings and gate
- Granite front entry staircase
- Custom oversized entry doors with glass transom and side light
- Heated floors throughout the home
- Low maintenance landscaping with 12 zone irrigation system front and back
- Extra large 63' x 122' infill lot
- South facing back deck with slate flooring



**RENATA M. REID**  
SOTHEBY'S INTERNATIONAL REALTY

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- Transferable security system in home and garage

**Main Floor**

- Grand formal entry foyer with coffered ceiling detail and granite tile
- Ten foot ceilings throughout
- Walnut wood staircase with metal railings and plush carpet
- Great room with coffered ceiling, crown molding and wainscoting
- Two main floor gas fireplaces with mantle, one with TV and sound system
- Main floor family room with coffered ceiling and crown molding
- High-end kitchen with walnut wood cabinets and beautiful tile backsplash
- Kitchen features include 5 burner Wolfe gas cooktop, Dacor wall oven and warming drawer, Sub-Zero refrigerator, Miele dish washer, wine fridge, Thermidor built-in espresso maker, oversized 10 foot long granite kitchen island
- Spacious and private executive style home office with coffered ceiling and built-in walnut shelving
- Full sized mudroom with built-in storage and dog/boot wash station at back entry
- Large walk-in pantry off back entry and kitchen
- An abundance of windows designed for maximum light during the day and privacy at night
- Built-in sound system throughout the home

**Upper Level**

- Nine foot ceilings
- Heated Tigerwood hardwood and porcelain tile flooring
- Primary Bedroom Suite
  - Spacious primary bedroom with room for King bed and full size dressers
  - Vaulted ceiling with mounted speakers
  - View of downtown Calgary
  - Two large walk-in closet with custom storage systems
  - Heated washroom floor
  - Oversized steam shower with body sprays
  - Extra deep, top quality Bain Ultra air jet jacuzzi tub
  - Dual vessel sinks in granite counter
  - Make-up desk
  - Toilet and bidet
  - Speaker system throughout master suite
- Children's Bedrooms
  - Three large bedrooms with walk-in closets with custom storage systems
  - Three ensuite washrooms
  - Spacious rooms are great for accommodating larger sized beds
  - Blackout window blinds
- Laundry Room

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Spacious laundry room with wash sink  
Linen storage  
Tile flooring  
Drying rod and counter for folding

**Lower Level**

- High ceilings
- Heated floor throughout
- Media Room
  - Fully soundproof room designed for home movie nights or the perfect band room
  - Wired for surround sound system
  - Fireplace with metallic tile surround
  - Custom lighting
  - Heated floor
- Wine Cellar and Tasting room
  - Custom designed temperature controlled wine cellar
  - Adjacent tasting room with counter is perfect for games night
- Recreation Room
  - Recreation room or suite kitchen and dining room
  - Wet bar or kitchenette area
  - Heated hardwood floor
  - A large space perfect for play room, hobby room, family room, games room, etc
- Fitness Room
  - Spacious fitness room or Suite living room
  - Exterior access to lower patio and back yard
- Bedroom
  - Spacious lower level bedroom with second laundry room
  - Heated floor with carpet and high-end underlay
  - Large egress window
- Bathroom
  - Full bathroom with soaker tub and shower, storage vanity and heated floors
- Storage
- Powder room
- Mechanical Room
  - Boiler for in-floor heating and hot water
  - Furnace for air circulation only with high efficiency heat recovery ventilator (HRV)
  - Updated hot water tank
  - Water softener
  - New vacuum system canister

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**Back Yard**

- Fully fenced yard with full height cedar wood fencing and access from both sides
- Covered deck with slate floor and gas hook-ups for BBQ and heaters
- Sunny patio
- Large vegetable garden
- Storage shed
- RV pad with large gate to paved alleyway

**Garage**

- Oversize triple car garage
- Fully insulated with storage shelving
- Security system for garage and yard