



## 2007 – 40<sup>th</sup> Avenue SW

2,383 Sq/ft + 1,120 Sq/ft (lower)

Nestled on a quiet street in the heart of Altadore, this gorgeous home totals over 3,500 sq/ft of luxury living space and is ideal for a family searching for inner city living. An open concept design has the living room, dining room and a luxury kitchen with high-end Kitchen-Aid appliances, large granite island and custom cabinetry. The Master bedroom features a large walk in closet and luxurious 5 piece ensuite, with a soaker tub, heated floors and a large steam shower. The spacious lower level features 9' ceilings, heated floors, a bedroom, bathroom, media room, games room, wet bar and wine cellar. In total this beautiful home has 4 bedrooms, 3 1/2 bathrooms, 2 fireplaces, a den, mudroom, plus too many luxury items to list. This property has a sunny south backyard and is directly across from the Dr. Oakley school yard, a short walk to the Sandy Beach Park, Elbow River, and the off-leash dog park.

- Luxury living located in the highly sought after neighborhood of Altadore
- 4 bedrooms (3 bedrooms on upper level, 1 bedroom lower)
- 4 bathrooms (4 full, 1 half)
- The den's Barn Door opens into the 10' main level featuring an open living, dining and kitchen areas steeped in beautiful finishing.
- The gorgeous kitchen boasts an 8' island, custom cabinets, and top of the line Kitchen-Aid appliances.
- The Master bedroom retreat features a two-sided fireplace, a huge walk-in closet, 6 piece ensuite with in-floor electric heat, and a luxurious steam shower.
- Ceaserstone Quartz countertops enhance the kitchen, bathrooms and laundry.
- The lower level features: In-floor/multiple zone radiant heating, 9' ceilings, wet bar, wine cellar, rec room, games room, bedroom and full bathroom.
- Audio , central vacuum, air conditioning and security rough-ins
- Beautiful south facing back yard, close to schools and parks.
- 2 Fireplaces
- Double car garage.
- Cedar pillars and stone invite you into this gorgeous home that boasts all the elements of warmth, luxury and cutting edge design.

\$1,285,000



<b>Listing Information</b>	<b>2007- 40th Avenue SW</b>
Property Type	Single Family
Property Style	2 Storey
Address	2007 - 40th Avenue SW
City	Calgary
Status	50% Complete
Bedrooms	4
Full Bthrooms	3
Half Bathrooms	1
Neighborhood	Altadore
MLS Number	C3496526
Listing Date	Oct 11 2011
Listing Price	\$1,285,000.00
Annual City Taxes	unknown
Tax Year	2011
<b>General Information</b>	
Total Developed Space	3,503 sq/ft
Finished Levels	3
Main Level Sq/ft	1,150
Upper Level Sq/ft	1,233
Lower Level Sq/ft	1,120
Above Grade Sq/ft	2,383
Lot Size	3,660 Sq/ft
Frontage	30'
Depth	122'
Lot Shape	Rectangle
Front Exposure	North
Year Built	2012
<b>Additional Information</b>	
Heating Type	Forced Air
Heating Fuel	Natural Gas
Efficiency Rating	98%
Construction	Wood Frame
Foundation	Concrete w/ Watch Dog
Basement Development	Full
Roof Type	Asphalt
Fireplaces	2
Gas/Wood Fireplaces	2/0
Total Parking	2
Title to Land	Freehold
Legal Description - LOT	5
Legal Plan	1111665
Garage	Double Detached
Flooring	Hardwood, Ceramic, Carpet
Exterior	Wood, Rock and Stucco
Warranty	5 Year* & ABNHW



<b>Other Information</b>	
Possession Notes	Spring of 2012
Closest Elementary School	Mount Royal Junior High
Closest Junior High School	Altadore School
Closest Senior High School	Central Memorial High School
Restrictions	None Known
Site Influences:	River walk, Parks, Community Ctr, Private, Parks, Dog Walk, Schools, Landscaped, Fenced, Lane, Flat, Playgrounds, South Back Yard
Features:	9' and 10' Ceilings, Concrete Deck, Gas RI, Vaulted Ceiling, Steam Shower, Audio RI, Skylights, Central Vacuum RI, Wet Bar, Wine Storage, Gym, Air Conditioning RI, Alarm RI, Spray Foam, Watch Dog Membrane
Goods Included:	Refrigerator, Gas Range Oven, Hood Fan, Wall Oven, Dishwasher-Built-In, Garburator, Microwave Built-In, Washer, Dryer, Bar Fridge
Other:	
<b>Room Information</b>	<b>Dimensions</b>
Type:	
Master Bedroom:	15'8" x 15'4"
Bedroom 2:	10'1" x 12'1"
Bedroom 3:	10'5" x 12'4"
Bedroom 4:	12'1" x 12'4"
Dining Room:	12'1" x 12'4"
Kitchen:	11'8" x 13'4"
Living Room:	15'1" x 15'4"
Den:	13' x 15'
Rec Room:	14'4" x 15'1"
Games Room:	13'1" x 14'1"
<b>Bathroom Information</b>	
2-Piece Bath:	1
3-Piece Bath	0
4-Piece Bath:	2
5-Piece Bath	0
6-pc Ensuite Bath:	1
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