



Calgary-C-Altadore\_River Park  
1632 ACTON Avenue SW

LP \$ 2,099,000  
MLS #: C3551945

Status:	<b>Active</b>	Type:	Residential Detached Single Family
DOM:	0	Style:	2 and Half Storey
Rms Abv Gd:	9	Year Built:	2011
Bedrms:	Above: 4/Ttl: 5	Basement:	Full
Full/Half Baths:	3/1	Bsmnt Dev:	Fully Finished
Tot Flr SqFt:	3178.61	Total Sq M:	295.3

This brand new home in the trendy Calgary neighbourhood of Altadore is the perfect blend of modern and traditional luxury. Featuring over 4800 square feet of living quarters with 5 bdrms, 3 and a half washrooms, and the finest finishing throughout. Gorgeous Acacia hardwood floors lead you through the open concept main floor to the gourmet kitchen with Alaskan white granite counters, antiqued custom cabinetry, Sub-Zero fridge, and Wolf range while the private office is one of a kind with leather flooring. The large master bdrm opens onto a balcony and offers gorgeous sunrises over the park while the adjoining spa like ensuite is complete with steam shower. The upper level features 2 other bdrms, 5 piece wshrm, laundry area, and leads up to a loft that is the perfect den or play area for children. The finished lower level with in-floor heating features a media room with a textured granite wet bar, wine room, and 2 bdrms. Attached to the triple detached garage, is an outdoor living space. Enjoy the HD Video

Directions:

Virtual Tour: <http://www.platinumhd.tv/theatre/1632-acton-avenue-sw-altac> Brochure: <http://www.platinumhd.tv/theatre/1632-acton-avenue-sw-altadore>

	<u>1Pc</u>	<u>2Pc</u>	<u>3Pc</u>	<u>4Pc</u>	<u>5Pc</u>	<u>6Pc</u>	Poss:60 days negotiable		<u>Level</u>	<u>Mtr2</u>	<u>SqFt</u>
Full Baths:	0	1	0	0	2	0	Occupancy: Seller		Main:	146.6	1578.00
Enst Baths:		0	0	0	0	1			Uppr:	148.7	1600.61
Addl Rms:	Finish Levels: 4						Garage Dim:		AbGd:	295.3	3178.61
Fin Fpl/Rgh:	3/	Fplc Fuel: Gas Only					Elem Schl:		Lowr:	153.2	1649.05
Fireplace:	See Remarks						Middle Schl:		BIGd:	153.2	1649.05
Parking:	Triple Garage Detached						High Schl:		Total A.G:	295.3	3,178.61

Living Room:				Master Bdrm:	5.64x3.75	U	Breakfast No	3.87x2.47	L
Dining Room:	4.34x4.34		M	Bedrm 2:	3.47x4.50	U	Great Room	4.75x4.27	M
Kitchen:	4.79x4.75		M	Bedrm 3:	3.51x4.39	U	Media Room	6.25x5.15	L
Family Room:				Bedrm 4:	4.08x4.08	L	Storage Roo	5.27x4.08	U
Den:	4.02x3.23		M	Bedroom	3.75x4.21	M			
Bonus Room:	5.79x5.12		U						

Flooring:	Hardwood, Non-Ceramic Tile, Carpet	Foundation:	Concrete
Construct:	Wood Frame	Heat Type:	Forced Air-2, In Floor Heat System
Roof:	Asphalt Shingles	Heat Fuel:	Natural Gas
Exterior:	Wood, Stucco, Stone	Remodel:	
Site Influen:	Fenced, Landscaped, Park/Reserve, Playground Nearby, Schools, Shopping Nearby, Public Transportation	Features:	Balcony, Ceiling 9 ft., Ceiling 10 ft., Patio, Wet Bar, Wall Unit-Built-In
Goods Incl:	Dishwasher-Built-In, Garburator, Hood Fan, Garage Opener-2 Control, Stove-Countertop Gas, Vacuum Systems, Washer, Dryer, Garage Control, Refrigerators-Two, Window Coverings-All, Water Softener	Amenities:	
		Restrict:	N-KNW
		Goods Excl:	

Warranty: None  
Front Exposure: SW

Prop Class:	Single Family	Condo/HOA:	Condo:	HOA:
Condo Name:		Condo/HOA Incl:		
Prk Encl/TTL:	3/3			
Reg Size:				

Total Lot M2:	669.0	Lot Dimen:	
Frontage:	18.3	Lot Shape:	Rectangular
Depth:	36.6	Zoning:	R-C1
Conform:		Front Expos:	SW
		Cnform Yr:	

Mortgage:	\$0	Cash Down:	
Payments:		Due:	
Rate:		Lender:	
Taxes:	\$ 7,029 - 2012	Local Improve	