



**CORY PELCHAT**  
 REALTOR®  
 GRASSROOTS REALTY GROUP LTD.

**780-933-9938**  
 pelchatsold@gmail.com

**1607 42 Avenue SW**  
**Calgary, Alberta**

**MLS # A2188645**



**\$3,198,000**

<b>Division:</b>	Altadore		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	4,589 sq.ft.	<b>Age:</b>	2018 (7 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 2 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Fruit Trees/Shrub(s), Front Yard, Lawn, Garden, Land		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Built-in Features, Double Vanity, Kitchen Island, No Smoking Home, Pantry, Walk-In Closet(s), Wet Bar		

**Inclusions:** Miele Built-in Coffee Machine, Miele Steam Oven, Shed, Wet Bar Dishwasher, Blinds are Included but Curtains are not.

**\*\*OPEN HOUSE SAT, FEB 8 at 1-4PM\*\*** This exquisite British-inspired, custom-built family home seamlessly blends timeless elegance with modern luxury, offering an impressive 6,500 square feet developed space. Every detail has been thoughtfully designed to create a residence that is both functional and sophisticated, making it the ideal sanctuary for families. Upon entering, you are welcomed by a charming entry vestibule that sets the tone for the warmth and character found throughout. At the heart of the home is a chef's dream kitchen, featuring premium Miele appliances, a stunning butcher block island measuring 9' x 6' - perfect for culinary creations and social gatherings - and a walk-in pantry for added storage and convenience. Adjacent to the kitchen, a formal dining room with built-in lighted cabinets enhances the home's elegance, while a sunroom bathed in natural light provides a seamless connection to the backyard. A main floor office, complete with built-in desk and cabinetry, offers the perfect space for working from home. This home boasts 4 generously sized bedrooms, each thoughtfully designed with its own walk-in closet, and 5 beautifully crafted bathrooms. The primary suite is a true retreat, featuring an expansive layout with a private sitting area, a 2nd fireplace for added ambiance, and a spa-inspired ensuite with luxurious finishes that create a sanctuary of relaxation and refinement. Additional spaces include a dedicated gym, offering the convenience of staying active at home, and an oversized heated double garage with in-floor heating and a rough-in for an EV charger, combining practicality with forward-thinking functionality. The lower level features an oversized recreation room with a wet bar, perfect for entertaining. Solar panels reflect the

home's commitment to sustainability, while air conditioning and zoned in-floor heating provide year-round comfort. Backing directly onto a playground and 2 schools, this home is perfectly positioned for families, offering a location that is both practical and picturesque. For pet lovers, the added bonus of being just one block from a dog park makes this property even more appealing! With its classic architectural details and thoughtful layout, this home captures the essence of timeless charm while meeting the demands of modern living. It is a space where elegance and contemporary amenities come together to create the perfect environment for a growing family. If you've been searching for a spacious, elegant, and functional home in a prime family-friendly location, this exceptional property is waiting for you!