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SAM

ALTADORE



2029

49 AVENUE, SW

RE/MAX<sup>®</sup>  
HOUSE OF REAL ESTATE

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Entertaining friends and family is a breeze in this beautiful and spacious formal living room and adjoining formal dining room. Both rooms feature rich hardwood flooring and high ceilings, and the dining room has a tray ceiling with recessed lighting.



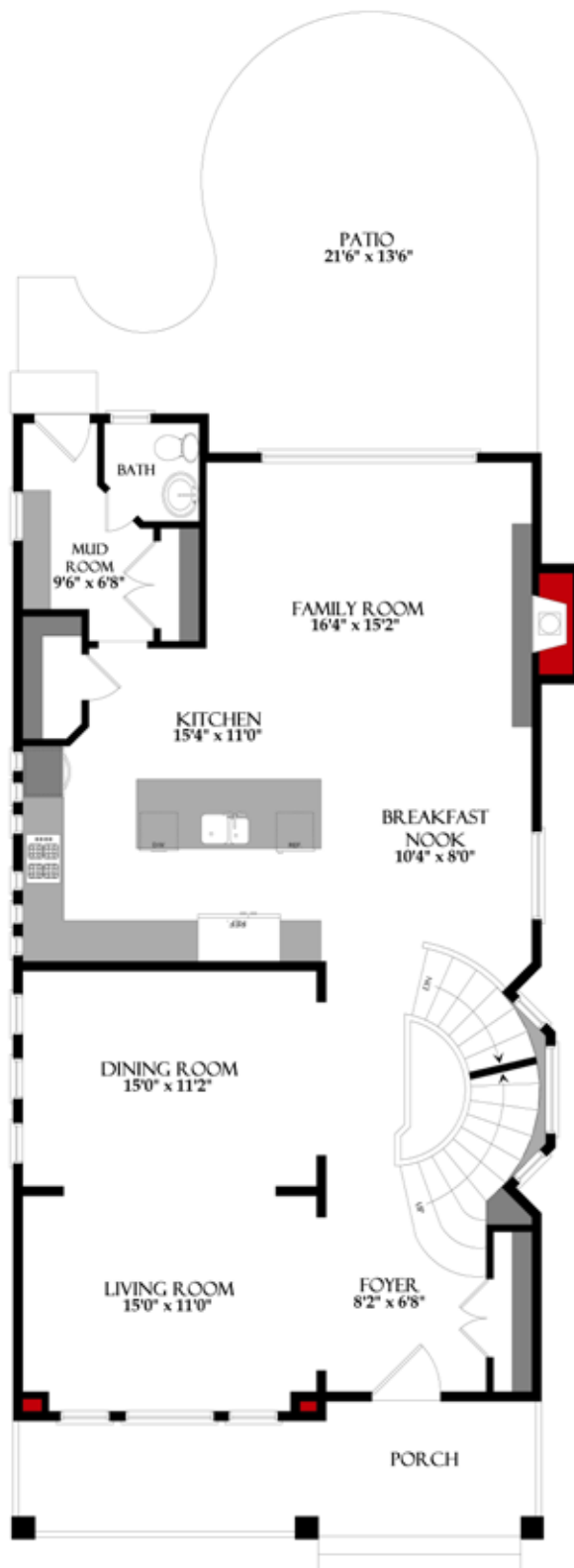
The main floor family room has a deep-toned wooden feature wall with gas fireplace and display shelving. The open plan allows you to chat with the rest of the family while you prepare dinner in the adjoining gourmet kitchen.



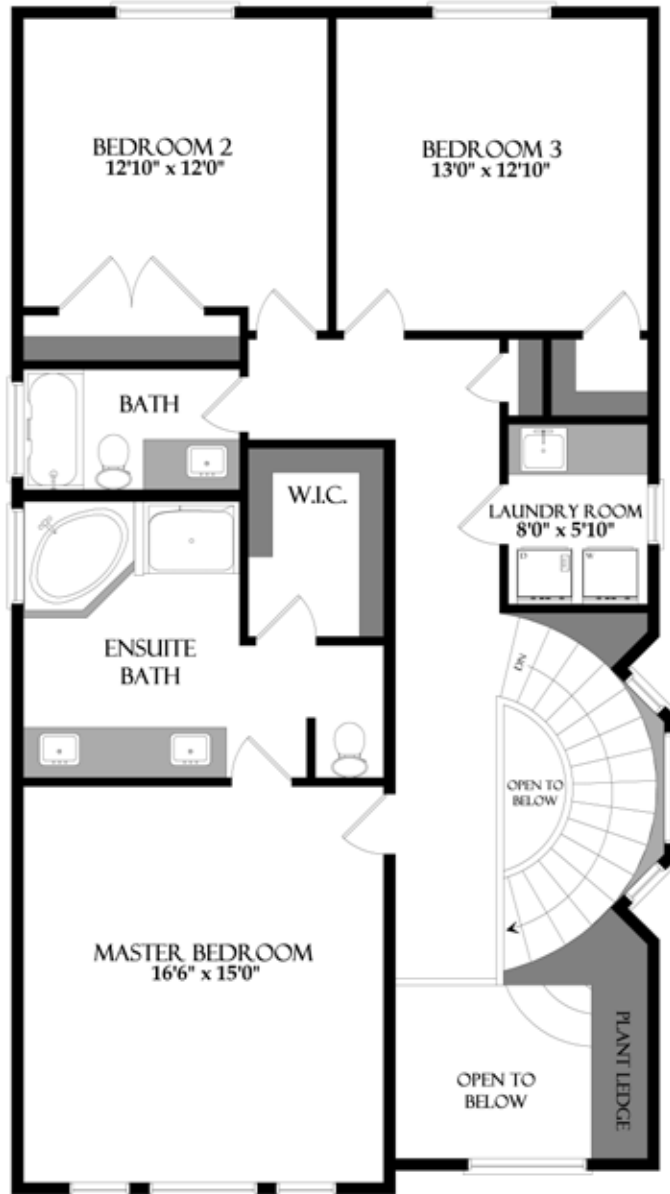
This kitchen is sure to please any chef with its huge centre island, top-of-the-line stainless appliances including side-by-side Sub-Zero fridge & Sub-Zero wine fridge, 4-burner professional style gas cooktop, built-in oven & microwave. A large pantry completes the room.



The basement is fully developed with high ceilings, in-floor heat, a media room with built-in entertainment unit and adjacent wet bar with bar fridge & granite countertop. There are also two large bedrooms, a full bathroom and plenty of storage.



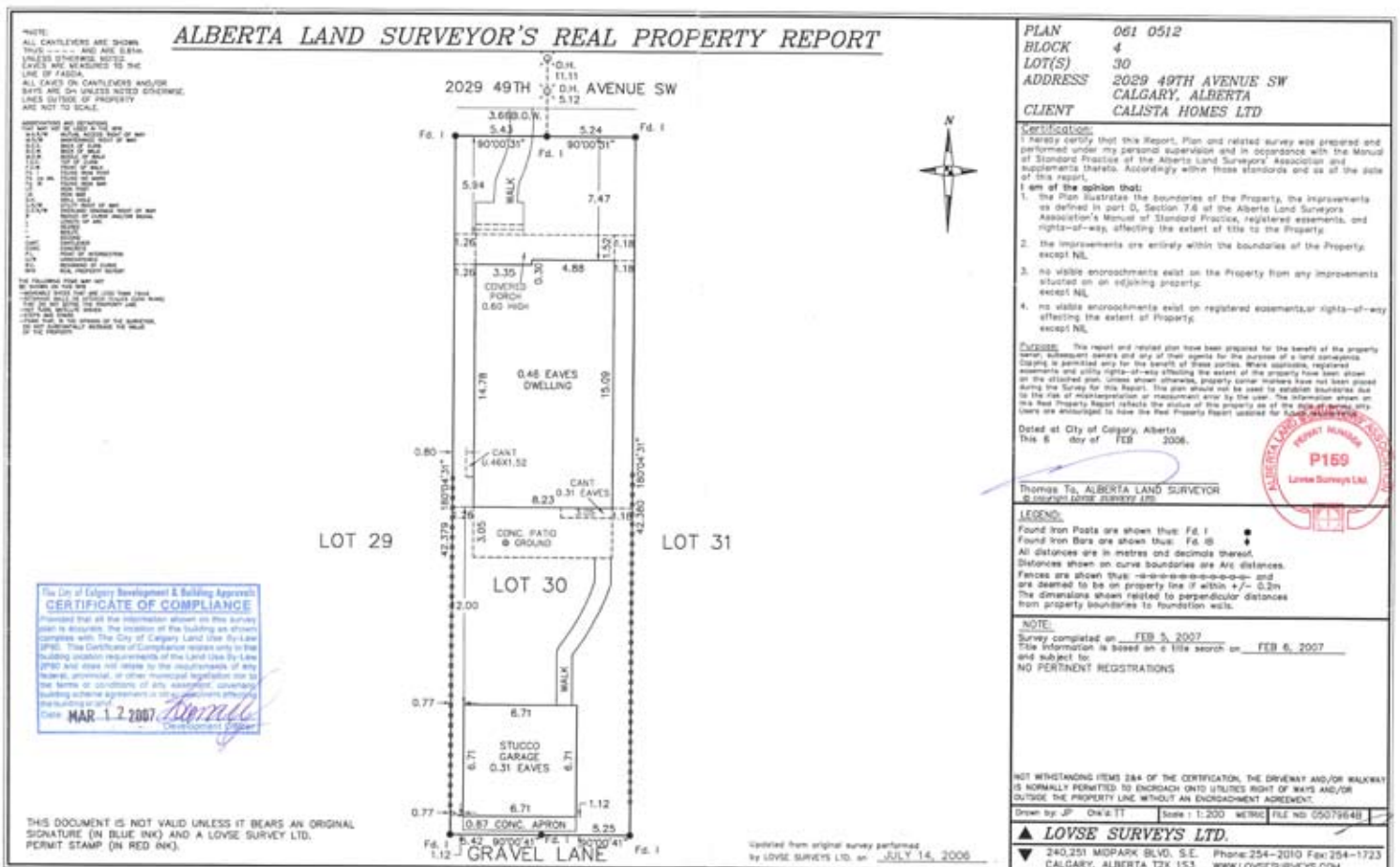
TOTAL - 2578.39 Sq.Ft. / 239.52 m2  
MAIN LEVEL - 1340.40 Sq.Ft. / 124.52 m2



UPPER LEVEL - 1237.99 Sq.Ft.



Enjoy warm summer evenings gathered around the natural gas firepit on the stone patio in this deep South backyard. The backyard also has an underground wired lighting system, and is fully fenced. The double garage is oversized (21'8" x 21'4")



## PROPERTY FEATURES

<b>District:</b>	C019 – Altadore/River Park	<b>MLS:</b>	C
<b>Legal:</b>	Plan 0610512, Block 4, Lot 30	<b>Rooms:</b>	7/3 + 2
<b>Zoning:</b>	R-C2	<b>Taxes:</b>	\$6,688 (2011)
<b>Occupancy:</b>	Seller	<b>Year Built:</b>	2006

<b>Style:</b>	2 Storey	<b>PRICE:</b>	<b>\$1,395,000</b>
<b>Lot:</b>	35' x 139' (10.67m x 42.38m)	<b>Front Exposure:</b>	North
<b>Size:</b>	2578 SF (239.52 m2)	<b>Landscaped:</b>	Yes
<b>(Lower):</b>	933 SF (86.72 m2)	<b>Fenced:</b>	Yes
<b>Flooring:</b>	Hardwood, carpet, tile	<b>Exterior:</b>	Stucco, stone
<b>Heating:</b>	Forced-Air (1) & In-Floor	<b>Roof Type:</b>	Asphalt shingles
<b>Fireplace:</b>	Yes (1) gas-fuelled	<b>Possession Date:</b>	60 days/negotiable

	MAIN LEVEL		UPPER LEVEL
<b>Den:</b>	11'6" x 12'2"	<b>Master Bedroom:</b>	18'6" x 15'6"
<b>Great Room:</b>	18'0" x 17'6"	<b>Bedroom 2:</b>	13'0" x 11'0"
<b>Kitchen:</b>	11'11" x 18'4"	<b>Bedroom 3:</b>	13'2" x 11'0"
<b>Nook:</b>	11'6" x 12'0"	<b>Rec Room (bsmt):</b>	28'6" x 17'6"
<b>Dining Room:</b>	12'0" x 14'0"	<b>Bedroom 4 (bsmt):</b>	12'6" x 13'6"
		<b>Bedroom 5 (bsmt):</b>	11'0" x 13'0"
		<b>Flex Room (bsmt):</b>	11'0" x 12'0"
<b>Bathrooms:</b>	(4) 1 - Two piece, 1 - Three piece, 1 - Four piece, 1 - Five piece ensuite		
<b>Basement:</b>	Full: fully finished to include a lower family room, wet bar, 2 bedrooms, storage room, full bath		
<b>Parking:</b>	Double detached garage with remote door access (21'8" x 21'4")		

## INCLUDED IN PRICE

Stainless steel kitchen appliances to include: Sub-Zero SxS fridge, Viking 4-burner gas cooktop, Wolf Built-in oven, Panasonic Microwave, Faber hood fan, Miele dishwasher, Insinkerator garburator, Sub-Zero wine fridge. Also included are Russound Music System throughout the house with oPod docking station, all window coverings, (1) garage door openers with (2) remotes, vacuum system & all attachments, air condition unit, Kenmore washer & dryer, alarm system and Jenn-Air bar fridge. Excluded: Drapes in the nook and family room.

## REMARKS

Desirable 49th Avenue executive home on an extra-large lot (35' x 139') on a tree lined street, with sunny South backyard. This property features over 3500 SF of living space with a total of 5 bedrooms and 4 baths. Thoughtfully planned & beautifully finished with high ceilings, formal living room, formal dining room with recessed lighting, dream kitchen with huge island/eating bar (seats 4 or 5 easily), deep-toned cabinetry with lots of pot/pan drawers, granite countertops, porcelain tile floors, high-end stainless steel appliances and a walk-in pantry. Adjacent to the kitchen is the family room with gas fireplace, built-in shelves & big picture window overlooking the backyard. Also conveniently located on this level is a mudroom with built-in storage & seating, hall closet & powder room. Ascend the curved & flared staircase which is awash in natural light from multiple windows as well as skylights. Upstairs there 3 bedrooms including the bright & spacious master with vaulted ceiling, 6-piece ensuite bath with heated porcelain tile floors, corner soaker tub, granite topped vanity with double sinks and tons of storage, steam shower with rain head & hand wand, separate water closet & walk-in closet. 2 large bedrooms, both with walk-in closets, share a 4-piece bathroom with deep soaker tub. Completing this level is a laundry room with ample cabinetry, a sink & granite folding counter. The basement is fully developed with heated flooring, media room with built-in entertainment unit, wet bar with granite counter & Jenn-Air bar fridge, 2 extra bedrooms and a 3-piece bathroom. Other extras include built-in Russound Music System with speakers in several rooms and with an I-pod docking station. The backyard is fenced & landscaped with a large stone patio and oversized double garage.

"Information concerning this premises is provided as a guideline only; independent advice concerning particular details of importance should be sought"

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C 403 870 8811  
T 403 686 7800  
F 403 685 3761

Sam@SamCorea.ca  
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## SCAN CODE FOR MORE PROPERTY DETAILS & PHOTOS

A QR code is simply a barcode on steroids, designed to be read by a Smartphone. They are used for encoding information in two-dimensional space — like in magazines, on signs, buses, business cards and more. The information encoded may be text, a URL, or other data. So, how do you read one of these codes? All you need is a Smartphone with a QR reader (a cell phone with a camera that is connected to the internet). If your phone doesn't already have a QR Reader built in, there are many free QR Reader apps in you phone's App Store. Now that you know what they are, have fun with them and start scanning!

