

Courtesy Of Daniela Palazzo Of Initia Real Estate

## **\$512,900 - 5254 47 Avenue, Calmar**

MLS® #E4458200

**\$512,900**

3 Bedroom, 2.50 Bathroom, 1,953 sqft

Single Family on 0.00 Acres

Calmar, Calmar, AB

Experience this stunning two-storey home with over 1900 sq ft of living space in Southbridge, Calmar's emerging community! Captivating OPEN-TO-BELOW living room ceilings provide a grand and bright atmosphere. 9' KITCHEN CEILINGS, chic QUARTZ countertops, STAINLESS STEEL APPLIANCES, timeless SHAKER cabinets, and a WALK-THROUGH PANTRY are also sure to impress. Unwind by a cozy fireplace or enjoy the versatility of a main-floor flex room - an ideal spot for a formal sitting area or studio. The upper floor offers a BONUS ROOM and 3 generously sized bedrooms. The luxurious primary retreat is complete with a walk-in closet and a beautifully designed ensuite featuring a 4-PIECE bath and modern shower. A second full bathroom and laundry room upstairs adds day-to-day practicality where needed most. The EXTENDED DOUBLE GARAGE includes a rough-in for a future garage heater and a hose bib maximizing functionality. Perfectly located near the airport, Leduc, Devon and is in walking distance to local sport fields!



Built in 2025

### **Essential Information**

MLS® # E4458200

Price \$512,900

Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,953
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	5254 47 Avenue
Area	Calmar
Subdivision	Calmar
City	Calmar
County	ALBERTA
Province	AB
Postal Code	T0C 0V0

### **Amenities**

Amenities	Ceiling 9 ft., Detectors Smoke, Hot Water Natural Gas, Natural Gas BBQ Hookup
Parking	Double Garage Attached, Front Drive Access, Insulated, Over Sized, See Remarks

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Flat Site, Park/Reserve, Playground Nearby, Schools,

	Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	September 17th, 2025
Days on Market	46
Zoning	Zone 92

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Listing information last updated on November 2nd, 2025 at 1:17am MDT