

# \$649,900 - 5262 47 Av, Calmar

MLS® #E4456861

**\$649,900**

5 Bedroom, 3.00 Bathroom, 2,667 sqft  
Single Family

Calmar, Calmar, Alberta

Welcome to this stunning 2,666 sqft no carpet home in Calmar featuring a rare triple car garage and striking design throughout. Perfect for families offering 5 bedrooms and 3 full baths! The main floor offers a spacious bedroom with full bath, open concept living anchored by a stone-layered fireplace, and a chef's two-tone kitchen complete with pantry. Upstairs showcases a luxurious primary retreat highlighted by a second stone-layered fireplace, spa-inspired ensuite, and a massive walk-in closet designed to impress. Completing the upper level are 3 additional spacious bedrooms and a large bonus room, providing versatility for family living, guests, or office space. A wide 3-foot staircase and seamless laminate flooring flow through the home, elevating both style and function. Designed with today's modern families in mind, this property blends comfort, elegance, and practicality, offering the perfect balance of space to entertain, relax, and grow for years to come. (id:6289)

Built in 2023

## Essential Information

|                |           |
|----------------|-----------|
| Listing #      | E4456861  |
| Price          | \$649,900 |
| Bedrooms       | 5         |
| Bathrooms      | 3.00      |
| Square Footage | 2,667     |



|            |               |
|------------|---------------|
| Year Built | 2023          |
| Type       | Single Family |
| Sub-Type   | Freehold      |

### Community Information

|             |            |
|-------------|------------|
| Address     | 5262 47 Av |
| Subdivision | Calmar     |
| City        | Calmar     |
| Province    | Alberta    |
| Postal Code | T0C0V0     |

### Amenities

|              |                                                            |
|--------------|------------------------------------------------------------|
| Amenities    | Airport, Playground, Schools, Ceiling - 9ft                |
| Features     | Corner Site, Flat site, Closet Organizers, No Smoking Home |
| Parking      | Attached Garage                                            |
| # of Garages | 1                                                          |

### Interior

|              |                                                                                     |
|--------------|-------------------------------------------------------------------------------------|
| Appliances   | Dishwasher, Dryer, Garage door opener, Hood Fan, Refrigerator, Gas stove(s), Washer |
| Heating      | Forced air                                                                          |
| # of Stories | 2                                                                                   |

### Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | Royal LePage Arteam Realty |
|----------------|----------------------------|



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