

Courtesy Of Daniela Palazzo Of Initia Real Estate

## **\$514,900 - 5250 47 Avenue, Calmar**

MLS® #E4458145

**\$514,900**

3 Bedroom, 2.50 Bathroom, 1,956 sqft  
Single Family on 0.00 Acres

Calmar, Calmar, AB

Discover over 1900 sq ft of luxurious living space nestled in the highly desirable community of Southbridge in Calmar! This stunning two-storey home features upgraded finishes, 3 spacious bedrooms, soaring OPEN-TO-BELOW living room ceilings, 9' kitchen ceilings, sleek QUARTZ countertops, AMPLE CABINETRY, STAINLESS STEEL APPLIANCES, a WALK-THROUGH PANTRY AND BUILT IN SHELVING THROUGHOUT. This OPEN-CONCEPT layout and cozy fireplace perfectly blend relaxation and entertainment. A versatile flex room can even be transformed into a 4th bedroom if desired. The primary bedroom offers a luxurious 4-PIECE ENSUITE with a private enclosed toilet area & modern shower which flows seamlessly into a WALK-IN CLOSET to get ready with ease. A 2nd FULL upstairs bathroom and laundry room adds convenience. The EXTENDED DOUBLE GARAGE is practically designed roughed-in for a future garage heater and includes a hose bib. Conveniently located near the airport, Leduc, Devon & is in walking distance to expansive park-like settings!



Built in 2025

### **Essential Information**

MLS® #

E4458145

Price	\$514,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,956
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	5250 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, HRV System
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, Refrigerator, 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	48
Zoning	Zone 92

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Listing information last updated on November 4th, 2025 at 6:32am MST