

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 27
Zoning Zone 92

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