

## \$529,999 - 5260 47 Avenue, Calmar

MLS® #E4448799

**\$529,999**

4 Bedroom, 3.00 Bathroom, 2,294 sqft

Single Family on 0.00 Acres

Calmar, Calmar, AB

Welcome to this stunning two storey home, perfectly designed for the growing family. Step inside to an open concept layout featuring a spacious kitchen with quartz countertops, a large island, and plenty of cabinetry. A main floor room near a full three piece bathroom offers flexibility for guests, a home office, or playroom. Enjoy two separate living areas: a cozy sitting room and a large rec room, giving everyone space to relax. Upstairs features generously sized bedrooms including a spacious primary retreat. The oversized fully finished two car garage is ideal for hobbyists, storage, or spending time on projects. Located in a family friendly neighbourhood close to parks, schools, and local amenities, this home blends function and style. With thoughtful details throughout and space for everyone, it is move in ready and waiting for you. Do not miss your chance. This one will not last!

Built in 2025

### Essential Information

MLS® #	E4448799
Price	\$529,999
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,294



Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	5260 47 Avenue
Area	Calmar
Subdivision	Calmar
City	Calmar
County	ALBERTA
Province	AB
Postal Code	T0C 0V0

### **Amenities**

Amenities	On Street Parking, Ceiling 9 ft., Deck, Hot Water Natural Gas
Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Appliances Negotiable
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Not Fenced, Schools
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	July 19th, 2025
Days on Market	11

## Zoning

## Zone 92

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Listing information last updated on July 30th, 2025 at 3:18pm MDT