

Courtesy Of Parm Mann Of Royal Lepage Arteam Realty

# \$669,000 - 5262 47 Avenue, Calmar

MLS® #E4453480

**\$669,000**

5 Bedroom, 3.00 Bathroom, 2,667 sqft  
Single Family on 0.00 Acres

Calmar, Calmar, AB

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.

Built in 2023

## Essential Information

MLS® #	E4453480
Price	\$669,000
Bedrooms	5



Bathrooms	3.00
Full Baths	3
Square Footage	2,667
Acres	0.00
Year Built	2023
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	5262 47 Avenue
Area	Calmar
Subdivision	Calmar
City	Calmar
County	ALBERTA
Province	AB
Postal Code	T0C 0V0

### **Amenities**

Amenities	On Street Parking, Ceiling 9 ft., Closet Organizers, No Smoking Home, Parking-Extra
Parking	Front Drive Access, Insulated, Triple Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator, Stove-Gas, Washer, See Remarks, TV Wall Mount, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Corner Lot, Fenced, Flat Site, Landscaped, Low Maintenance Landscape, Playground Nearby, Schools
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl

Foundation            Concrete Perimeter

### **Additional Information**

Date Listed            August 18th, 2025

Days on Market      6

Zoning                 Zone 92

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