

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 28
Zoning Zone 92

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Listing information last updated on October 15th, 2025 at 4:48pm MDT