

## \$649,900 - 5262 47 Avenue, Calmar

MLS® #E4456861

**\$649,900**

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® # E4456861

Price \$649,900

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, TV Wall Mount |
| 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                      September 8th, 2025

Days on Market                10

Zoning                              Zone 92

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on September 18th, 2025 at 11:47am MDT