# \$559,900 - 5020 50 St Street, Calmar

MLS® #E4431049

# \$559.900

3 Bedroom, 2.50 Bathroom, 1,782 sqft Single Family on 0.00 Acres

Calmar, Calmar, AB

Welcome to your dream home! This newly built, two-story single-family residence offers the perfect blend of modern design and comfortable living. On the main floor, you'll find a versatile den, ideal for a home office or study. The open-concept layout seamlessly connects the kitchen, family room, and dining area, creating a spacious and inviting environment perfect for entertaining or everyday family life. A convenient two-piece bathroom completes this level. Upstairs, you'll discover three generously sized bedrooms, including a luxurious master suite featuring a walk-in closet and a private ensuite bathroom. Additionally, this floor includes a living room, perfect for relaxing, and a laundry room for added convenience. This home also boasts a separate entrance to the basement, providing potential for customization or future expansion. The triple garage is a standout feature, with one door offering drive-through access to the backyard. Don't miss this opportunity to own a beautifully designed home!

Built in 2025

### **Essential Information**

MLS®# E4431049 Price \$559,900

**Bedrooms** 3





#### Heating & Plumbing

- Humidifier with control included 95% high-efficiency gas furnace Drip humidifier
- ndle faucets in all bathrooms and kitchen
- 40-gallon natural gas hot water tank

- Ceiling-height upper cabinets
  Contemporary flat-panel kitchen cabinets
- Soft-close kitchen doors and drawers
- Subway or mosaic tile backsplash Gas connection for the range

# FINISHINGS

- . Contemporary styled 3" MDF casing and 4" MDF MDF shelving
  - Chrome or brushed nickel hardware
- Luxury vinyl plank (LVP) flooring and carpet on the second floor
- . Contemporary styled interior doors with 3 hinges
- (Rockport 5 panel door)
- One-piece tub and surround with shower tiles to
- Weiser interior passage handles and Weiser
- Quartz countertops (white only) in kitchen and
- bathrooms Framed bathroom mirrors (black)

#### STRUCTURE

- Large, high-efficiency triple-pane windows IKO Cambridge shingles with a 30-year warranty
- Precast concrete front steps with metal railings
- High-strength and sulfate-resistant concrete
- Steel-reinforced foundation walls
- Soil testing completed for each lot High-quality vinyl siding, soffit, fascia, and
- eavestroughs Insulated fiberglass doors (front, side, and rear)
  - 9-foot basement ceilings

#### INTERIOR

- 9-foot ceilings on the main floor California knockdown ceiling texture
- 2'x6' exterior walls (24' o.c.) and 2'x4' interior w
  - screws, or as per engineering detail

- R12 batt insulation in base recommended by the
- All common walls are designed an exceed building code requ
- Drywall specifications as per t

Bathrooms 2.50
Full Baths 2

Half Baths 1

Square Footage 1,782 Acres 0.00 Year Built 2025

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

# **Community Information**

Address 5020 50 St Street

Area Calmar
Subdivision Calmar
City Calmar
County ALBERTA

Province AB

Postal Code T0C 0V0

# **Amenities**

Amenities Air Conditioner, Hot Water Natural Gas, No Animal Home, No Smoking

Home, R.V. Storage, Vinyl Windows, 9 ft. Basement Ceiling

Parking Spaces 5

Parking Front Drive Access, Over Sized, RV Parking, Triple Garage Attached

# Interior

Interior Features ensuite bathroom

Appliances Builder Appliance Credit Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Unfinished

## **Exterior**

Exterior Wood, Vinyl

Exterior Features Airport Nearby, Flat Site, Golf Nearby, Level Land, Playground Nearby,

Private Setting, Schools, Shopping Nearby, Ski Hill Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

# **Additional Information**

Date Listed April 16th, 2025

Days on Market 199

Zoning Zone 92

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