

# \$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         |



|  |  |
|--|--|
| <b>Heating &amp; Plumbing</b> <ul style="list-style-type: none"><li>• Humidifier with control included</li><li>• 95% high-efficiency gas furnace</li><li>• Drip humidifier</li><li>• Programmable thermostat</li><li>• Single-handle faucets in all bathrooms and kitchen</li><li>• Soft-close toilet seats</li><li>• 40-gallon natural gas hot water tank</li></ul>   | <b>STRUCTURE</b> <ul style="list-style-type: none"><li>• Large, high-efficiency triple-pane windows</li><li>• IKD Cambridge shingles with a 30-year warranty</li><li>• Precast concrete front steps with metal railings</li><li>• Damp-proofing on the exterior of foundation walls</li><li>• High-strength and sulfate-resistant concrete where necessary</li><li>• Steel-reinforced foundation walls</li><li>• Soil testing completed for each lot</li><li>• High-quality vinyl siding, soffit, fascia, and eavestroughs</li><li>• Insulated fiberglass doors (front, side, and rear)</li><li>• 9-foot basement ceilings</li><li>• Interior</li></ul>  |
| <b>KITCHEN</b> <ul style="list-style-type: none"><li>• Ceiling-height upper cabinets</li><li>• Contemporary flat-panel kitchen cabinets</li><li>• Soft-close kitchen doors and drawers</li><li>• Subway or mosaic tile backsplash</li><li>• Gas connection for the range</li></ul>   | <b>INTERIOR</b> <ul style="list-style-type: none"><li>• 9-foot ceilings on the main floor</li><li>• California knockdown ceiling texture</li><li>• Fully engineered floor and truss system</li><li>• 2"x6" exterior walls (24" o.c.) and 2"x4" interior walls</li><li>• 23/32" T&amp;G OSB subfloor, installed with extra glue and screws, or as per engineering details</li><li>• R20 batt insulation in exterior walls or as recommended by the energy model</li><li>• R12 batt insulation in basement walls or as recommended by the energy model</li><li>• All common walls are designed and constructed to exceed building code requirements</li><li>• Drywall specifications as per building code</li><li>• Pot lights in the kitchen</li><li>• Soffit plug for seasonal lighting</li><li>• 2 Cat 5e data cables</li></ul> |
| <b>FINISHINGS</b> <ul style="list-style-type: none"><li>• Contemporary styled 3" MDF casing and 4" MDF baseboards</li><li>• MDF shelving</li><li>• Chrome or brushed nickel hardware</li><li>• Luxury vinyl plank (LVP) flooring and carpet on the second floor</li><li>• Contemporary styled interior doors with 3 hinges (Rockport - 5 panel door)</li><li>• One-piece tub and surround with shower tiles to the ceiling</li><li>• Weiser interior passage handles and Weiser deadbolts</li><li>• Quartz countertops (white only) in kitchen and bathrooms</li><li>• Framed bathroom mirrors (black)</li></ul> |  |

|                |                        |
|----------------|------------------------|
| 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 | 3                |
| Zoning         | Zone 92          |

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Listing information last updated on April 19th, 2025 at 9:17am MDT