

# \$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



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|---|---|
| <p><b>Heating &amp; Plumbing</b></p> <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>   | <p><b>STRUCTURE</b></p> <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>  |
| <p><b>KITCHEN</b></p> <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>   | <p><b>INTERIOR</b></p> <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> |
| <p><b>FINISHINGS</b></p> <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 7  
Zoning Zone 92

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Listing information last updated on April 22nd, 2025 at 9:31pm MDT