



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**4131 18 Street, Calgary T2T 4V8**

MLS®#: **A2126114**

Area: **Altadore**

Listing Date: **04/26/24**

List Price: **\$1,399,900**

Status: **Active**

County: **Calgary**

Change: **-\$25k, 14-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2024**

Lot Information

Lot Sz Ar: **6,221 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,057**  
Low Sqft:  
Ttl Sqft: **2,057**

DOM

**23**  
Layout  
Beds: **4 (3 1 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

Ttl Park: **2**  
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Paved,Rectangular Lot**  
Park Feat: **Double Garage Detached,Oversized,Paved**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **In Floor,Electric,Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **BBQ gas line,Private Yard**

Construction: **Stone,Stucco,Wood Siding**  
Flooring: **Carpet,Hardwood,Tile**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Gas Stove,Microwave,Range Hood,Refrigerator,Washer**  
Int Feat: **Built-in Features,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,Low Flow Plumbing Fixtures,No Animal Home,No Smoking Home,Open Floorplan,Recessed Lighting,Soaking Tub,Stone Counters,Storage,Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	15`2" x 9`4"	Living Room	Main	17`2" x 11`11"
Kitchen	Main	22`0" x 11`11"	Mud Room	Main	6`1" x 5`6"
Laundry	Upper	8`3" x 5`7"	Walk-In Closet	Upper	10`10" x 5`7"
Game Room	Basement	26`6" x 11`3"	Furnace/Utility Room	Basement	11`10" x 5`3"
Bedroom - Primary	Upper	15`11" x 13`11"	Bedroom	Upper	15`2" x 9`11"
Bedroom	Upper	11`11" x 11`3"	Bedroom	Basement	12`8" x 12`1"

2pc Bathroom  
3pc Bathroom

Main  
Upper

5pc Ensuite bath  
4pc Bathroom  
Legal/Tax/Financial

Upper  
Basement

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-C2**

**155AH**

Remarks

Pub Rmks:

**OPEN HOUSE MAY 18th 11am-3pm. Built by Willow Haven Homes, this BRAND NEW home is absolutely stunning with a WEST-FACING BACKYARD and an ideal location on a QUIET NON-THOROUGHFARE STREET. Quality craftsmanship and attention to detail are evident the moment you step foot inside this elegant home boasting soaring 10' CEILINGS, WIDE PLANK HARDWOOD FLOORS, DESIGNER LIGHTING, cleverly integrated storage and an exceptional floor plan that flows naturally. Oversized windows stream NATURAL LIGHT into the dining room creating an airy space to gather for family meals and with guests. The EPITOME OF HIGH-END LUXURY - THE KITCHEN is a breathtaking mix of style and function featuring FULL-HEIGHT CABINETS MADE FROM REAL WOOD (not melamine), an OVERSIZED FRIDGE, A GAS STOVE and a handily tucked away appliance counter. Adjacently, the living room is a calming space to relax with a gorgeous FIREPLACE FLANKED BY BUILT-INS for a cozy winter ambience and oversized patio sliders to enjoy a seamless indoor/outdoor lifestyle in the warm months. An enclosed mudroom with built-ins adds to your convenience as does the beautiful powder room with a showstopping design that includes a wallpaper feature wall and chic lighting. Those gleaming hardwood floors continue up the stairs and onto the upper level (no carpet!). A wood panel feature wall and COFFERED CEILING add to the grandeur of the primary bedroom where a large WALK-IN CLOSET and a LAVISH ENSUITE BOASTING DUAL SINKS, A FREE-STANDING SOAKER TUB, A CURBLESS SHOWER and IN-FLOOR HEATING will have you feeling spoiled daily. The two additional bedrooms on this level are almost as luxurious, both with grand coffered ceilings and one with a walk-in closet. Easy access to the stylish 4-piece bathroom with a huge oversized shower continues the opulence. Laundry with sink and storage is conveniently also on this level. The high-end design extends to the FINISHED BASEMENT that invites everyone to convene in the rec room with ample space for movies, games and entertaining. A WET BAR makes drink and snack refills a breeze. Rough-in in-floor heating further adds to your comfort. The 4th bedroom is ideally located near the 4-piece bathroom making it perfect for guests. Enjoy the west exposure from the rear VINYL DECK WITH GAS LINE that entices casual barbeques. The double detached garage leads to a paved back lane and is equipped with an 8' door and a panel for a future EV charger. This incredible Altadore location is within walking distance to Sandy Beach Park, the Elbow River and the outstanding amenities throughout Marda Loop. Truly an outstanding location for this upscale home!**

Inclusions:  
Property Listed By:

**None**  
**eXp Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













