



THE
A-TEAM

**RE/MAX
FIRST**

4131 18 Street, Calgary T2T 4V8

MLS®#: **A2159393**

Area: **Altadore**

Listing Date: **08/28/24**

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

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2023**

Lot Information

Lot Sz Ar: **3,110 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,057**

Low Sqft:

Ttl Sqft: **2,057**

DOM

21

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:

Absolutely stunning BRAND NEW, Willow Haven built home! Ideally situated with a WEST-FACING BACKYARD on a QUIET NON-THOROUGHFARE STREET. Incredible upgrades, 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. NATURAL LIGHT streams in from oversized windows into the dining room creating an airy space for family meals and entertaining. Calling all aspiring chefs, the CUSTOM KITCHEN is the EPITOME OF HIGH-END LUXURY, 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. A gorgeous FIREPLACE FLANKED BY BUILT-INS provides an exquisite focal point in the living room with a relaxing atmosphere. Oversized patio sliders lead to the rear deck encouraging a seamless indoor/outdoor lifestyle. 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. Further adding to the luxuriousness is an EXPANSIVE WALK-IN CLOSET and a LAVISH ENSUITE boasting DUAL SINKS, A FREE-STANDING SOAKER TUB, A CURBLESS SHOWER and IN-FLOOR HEATING keeping toes warm and cozy. The two additional bedrooms on this level are almost as opulent, both with grand coffered ceilings and one with a walk-in closet. A stylish 4-piece bathroom with an oversized shower continues the extravagance. A laundry room with a sink and storage is also conveniently located on this level. The high-end design extends to the FINISHED BASEMENT inviting everyone to convene in the rec room with ample space for movies, games and entertaining. Easily refill drinks and snacks at the A WET BAR. 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









