



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**220 18A Street, Calgary T2N 2G9**

MLS®#: **A2177318**      Area: **West Hillhurst**      Listing Date: **11/05/24**      List Price: **\$1,775,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2007**  
Lot Information  
 Lot Sz Ar: **6,749 sqft**  
 Lot Shape:

Finished Floor Area

Abv Sqft: **2,861**  
 Low Sqft:  
 Ttl Sqft: **2,861**

DOM

**9**  
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,Front Yard,Landscaped,Street Lighting,Underground Sprinklers,Rectangular Lot,Treed**  
 Park Feat: **Double Garage Detached,Oversized,Workshop in Garage**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Fireplace(s),Forced Air**  
 Sewer:  
 Ext Feat: **Fire Pit,Storage**

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

Kitchen Appl: **Convection Oven,Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Bookcases,Built-in Features,Ceiling Fan(s),Closet Organizers,Granite Counters,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Soaking Tub,Steam Room,Storage,Vaulted Ceiling(s),Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`4" x 5`2"	Breakfast Nook	Main	13`3" x 6`11"
Dining Room	Main	12`2" x 14`1"	Foyer	Main	10`11" x 7`10"
Living Room	Main	18`8" x 19`0"	Family Room	Main	12`2" x 11`3"
Kitchen	Main	11`1" x 17`7"	Mud Room	Main	7`7" x 9`6"
Office	Main	12`3" x 11`10"	Storage	Main	4`11" x 5`2"
4pc Bathroom	Second	7`10" x 8`11"	5pc Ensuite bath	Second	13`2" x 13`3"

<b>Bedroom</b>	<b>Second</b>	<b>12`2" x 12`4"</b>	<b>Bedroom</b>	<b>Second</b>	<b>14`3" x 12`10"</b>
<b>Laundry</b>	<b>Second</b>	<b>10`6" x 9`4"</b>	<b>Bedroom - Primary</b>	<b>Second</b>	<b>14`3" x 24`4"</b>
<b>Walk-In Closet</b>	<b>Second</b>	<b>9`1" x 9`0"</b>	<b>3pc Bathroom</b>	<b>Basement</b>	<b>7`9" x 8`5"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>11`8" x 12`9"</b>			

Legal/Tax/Financial

Title:	Zoning:
<b>Fee Simple</b>	<b>R-CG</b>
Legal Desc:	<b>6219L</b>

Remarks

Pub Rmks: **This grand custom-built executive home is situated on a prime 50 x 135 lot in the highly desirable West Hillhurst neighborhood, located on a quiet street. From the moment you enter the impressive grand foyer, you're greeted by luxury & quality craftsmanship. Main floor boasts 9-foot ceilings & beautiful oak & ceramic flooring. Sitting room, featuring double glass pocket doors, flows seamlessly into the dining room, providing access to the gourmet kitchen. The kitchen is a chef's dream, complete with granite countertops, cherry cabinetry, soft-close drawers, & large granite island with ample storage & a recycling cupboard. High-end stainless-steel appliances include a Décor 5-burner gas stove, Bosch dishwasher, Faber hood fan, a newer built-in KitchenAid convection oven & microwave. A Décor fridge, wine rack, & additional fridge in the pantry with pull-out spice shelving make this kitchen perfect for entertaining. Enter the living room via dbl glass doors & enjoy the cozy gas fireplace with built-ins, while the spacious mudroom includes convenient built-in storage. Spacious office, with Hunter Douglas blinds, ideal for working from home. The master suite is a true retreat, featuring vaulted ceilings, dream walk-in closet with a center mirror & a luxurious ensuite. Ensuite is equipped with dual sinks, in-floor heating, soaker tub, feature wall in the shower with dual shower heads, a makeup station, all accented with intricate tilework. Casablanca fans add a touch of elegance to the upper level. The 2nd & 3rd bedrooms are equally impressive, with the 3rd bedroom offering built-in organizer & desk, 2nd bedroom showcasing a large desk, plenty of natural light, and built-ins in the closet. Upper level also includes a spacious laundry room with cabinetry, deep sink & area for hanging laundry. The basement, with 8-foot ceilings & large windows, provides plenty of additional living space. Includes a 4th bedroom with built-in desk & large closet, as well as a full bath with a steam shower. The basement is built with Styrofoam blocks (R value of 35 and a sound class rating of 55 to name just a few of the benefits of Styrofoam block) & has in-floor heating with five zones for maximum comfort. There's also room for further potential, including a cold room for wine storage and rough-in plumbing for a bar. Additional highlights of this home include a tankless water heater, a high-efficiency Carrier furnace, 30 year fiberglass asphalt shingles, oversized garage with workshop space (which could be converted into a tandem parking spot), large yard with underground sprinklers, firepit & hot tub easily accessed through the rear doors. Your children can walk to Queen Elizabeth School from home. The outdoor swimming pool & recreation center is just down the street. Enjoy the shops & restaurants on 19th St & Kensington. The Bow River walking & bike pathways are steps away as well easy access to SAIT, Foothills Hospital, the University of Calgary. Do not miss this outstanding opportunity!**

Inclusions: **Fridge in pantry and hot tub**  
Property Listed By: **RE/MAX Real Estate (Central)**

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











