

\$2,269,000 - 1426 4a Street Nw, Calgary

MLS® #A2137980

\$2,269,000

4 Bedroom, 4.00 Bathroom, 2,798 sqft

Residential on 0.10 Acres

Rosedale, Calgary, Alberta

Presenting a remarkable custom-built residence nestled along a tranquil tree-lined boulevard within the esteemed locale of Rosedale, this exceptional home is the epitome of luxury craftsmanship, built by boutique developer, Vesta Ridge Custom Homes. Stunning architecture combined with Maxime Chinê's impeccable interior design choices, this residence sets itself apart with unparalleled attention to detail. Emanating elegance at every turn, this bespoke home showcases many premium features including custom cabinetry, intricately fluted millwork, Italian paneling, a striking rod iron staircase, and a meticulously curated selection of lighting fixtures. Boasting numerous upgrades throughout, such as triple pane Lux windows accented with limestone mouldings, hydronic floor heating, on-demand hot water system, engineered hardwood flooring, curbless showers, an ICF foundation, speakers, central air conditioning, level 5 flat painted ceilings, and solid core doors spanning every floor at a substantial 1.75 inches in thickness, this residence exudes opulence and sophistication.

Designed for seamless open-concept living, the heart of the home lies within the spectacular chef's kitchen, featuring white oak cabinetry, a gracefully curved island illuminated by LED lights, a premium Miele & Wolf appliance package, quartz countertops, a convenient pot filler, a generous 43 inch sink, and a walk-in pantry. Retreat to the luxurious primary bedroom sanctuary with vaulted



ceilings, an indulgent ensuite boasting a deep soaker tub, heated floors, and a steam shower, all seamlessly connected to an impressive walk-in closet and adjoining laundry room for added convenience. The lower level offers additional living space, comprising a spacious recreation room complete with a wet bar, a home gym, a wine room, a fourth bedroom, and a guest bathroom. Step outside to the fabulous private backyard oasis, featuring an expansive composite deck, a natural gas line, and meticulously landscaped grounds with an irrigation system in place. Completing this exceptional offering is the triple-car garage accessible via a paved lane, fully insulated, drywalled, and painted. Embrace the epitome of inner-city living in Rosedale, mere moments away from the esteemed Rosedale School (K-9), Crescent Road, tennis courts, downtown, Kensington, Bow River pathways, and the picturesque Prince's Island Park. Floor plans and a 3D tour are readily available, providing an immersive glimpse into this dream home.

Built in 2024

Essential Information

MLS® #	A2137980
Price	\$2,269,000
Sold Price	\$2,175,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,798
Acres	0.10
Year Built	2024
Type	Residential
Sub-Type	Detached

Style	2 Storey
Status	Sold

Community Information

Address	1426 4a Street Nw
Subdivision	Rosedale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M3A9

Amenities

Parking Spaces	3
Parking	Triple Garage Detached

Interior

Interior Features	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Skylight(s), Storage, Sump Pump(s), Tankless Hot Water, Walk-In Closet(s), Wet Bar, Wired for Sound
Appliances	Bar Fridge, Built-In Refrigerator, Dishwasher, Gas Range, Microwave, Range Hood, Tankless Water Heater, Washer/Dryer, Wine Refrigerator
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Lighting, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, Level, Many Trees, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco
Foundation	ICF Block

Additional Information

Date Listed	June 29th, 2024
Date Sold	August 29th, 2024
Days on Market	61
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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