

\$1,399,900 - 4131 18 Street Sw, Calgary

MLS® #A2159393

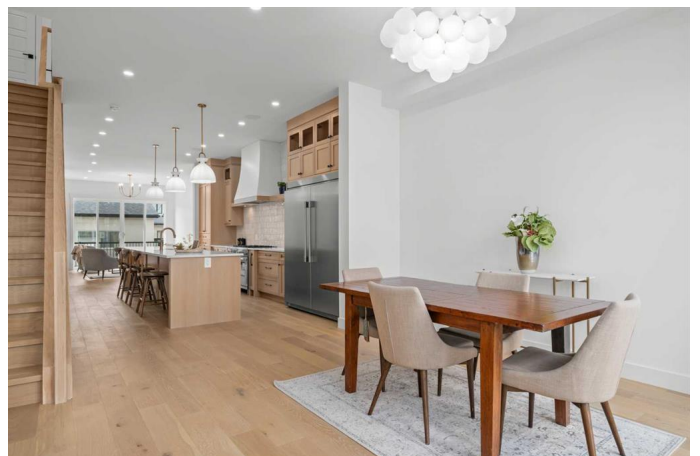
\$1,399,900

4 Bedroom, 4.00 Bathroom, 2,057 sqft

Residential on 0.07 Acres

Altadore, Calgary, Alberta

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!

Built in 2023

Essential Information

MLS® #	A2159393
Price	\$1,399,900
Sold Price	\$1,375,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1

Square Footage	2,057
Acres	0.07
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	4131 18 Street Sw
Subdivision	Altadore
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 4V8

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Oversized, Paved

Interior

Interior Features	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
Appliances	Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer
Heating	In Floor, Electric, Forced Air, Natural Gas
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Lane, Back Yard, Paved, Rectangular Lot
Roof	Asphalt Shingle

Construction	Stone, Stucco, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 28th, 2024
Date Sold	September 20th, 2024
Days on Market	23
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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