



# 415 18 Avenue Calgary Alberta

\$1,088,000

Welcome to this brand new luxurious semi-detached home in the heart of the coveted community of Mount Pleasant. This home is situated on a 125ft long lot and features 4 bedrooms/3.5 bathrooms, with approximately 2800sqft of living space. Built by Exquisite Homes and designed by Midnight Design Studio, this home combines contemporary and heritage looks to create a timeless masterpiece. The home comes standard with tons of high end upgrades including A/C, high end Kitchen aid appliances, good fellow engineered hardwood floors, shaker cabinets with Plywood boxes, Calacatta Flash quartz/backsplash, Durabuilt black windows, glass/white oak railings, custom built ins, Stucco | Hardieshake | Newtech | Sagiper exterior, 10ft ceilings, heated floors in ensuite + much more! Upstairs includes a generous sized master with dual vanity and a custom tiled curbless shower with body jets, along with two addition generous sized rooms. Main floor includes a spacious family room with a 60 inch linear montigo fireplace encased by a beautiful Venetian plaster feature wall, large kitchen with ceiling cabinets and an oversized island. Finished basement area includes a 4th bedroom, 3 piece bathroom, large flex room with an entertainment unit and an adjacent wet bar. Close to amenities such as public transportation, Mount Pleasant Arts Centre, skating rink, swimming pool, tennis courts, confederation park, 16th avenue, not to mention we are a little over a block away from Balmoral middle school and close to Crescent heights high school. (id:6769)

Primary Bedroom 12.92 Ft x 18.00 Ft

Bedroom 11.42 Ft x 12.75 Ft

Laundry room 4.00 Ft x 7.00 Ft

Bedroom 11.42 Ft x 10.08 Ft

4pc Bathroom 8.42 Ft x 8.75 Ft

5pc Bathroom 13.33 Ft x 14.58 Ft

Other 7.25 Ft x 11.42 Ft

Bedroom 13.50 Ft x 11.42 Ft

Furnace 5.42 Ft x 11.50 Ft

Recreational, Games room 19.17 Ft x 34.50 Ft

Other 4.67 Ft x 11.08 Ft

4pc Bathroom 5.33 Ft x 10.17 Ft

Foyer 7.00 Ft x 8.33 Ft

Living room 14.08 Ft x 16.42 Ft

Kitchen 16.50 Ft x 19.08 Ft

Dining room 13.08 Ft x 11.50 Ft

Other 5.67 Ft x 12.92 Ft

2pc Bathroom 5.17 Ft x 5.08 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

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