



## 4318 4A Street Calgary Alberta

\$3,449,900

This BRAND NEW luxurious designer home is phenomenally located on a QUIET STREET BACKING ONTO STANLEY PARK, MERE STEPS TO THE RIVER. Slated for completion by January 2025 by prominent inner-city builder CNJ Developments known for their QUALITY CRAFTSMANSHIP and attention to detail. This sensational 4+2 BEDROOM home is an upscale retreat with TRIPLE PANE WINDOWS, HARDWOOD FLOORING, MODERN LIGHTING FIXTURES, DESIGNER DETAILS and an abundance of NATURAL LIGHT. Culinary adventures are inspired in the stunning chef's kitchen featuring HIGH-END STAINLESS STEEL APPLIANCES, an OVERSIZED CENTRE ISLAND and a huge BUTLER'S PANTRY making hosting a breeze. Relaxation is invited in the adjacent living room in front of the custom fireplace. A large dining room is perfect for family meals and entertaining with patio sliders to the expansive back deck encouraging seamless indoor/outdoor living. A den and flex room at the front of the home provides a ton of versatility to suit your lifestyle for work, study and play. The primary bedroom on the upper level is an opulent owner's sanctuary with a PRIVATE BALCONY enticing peaceful morning coffees, a MASSIVE WALK-IN CLOSET and a LAVISH ENSUITE with dual vanities and a deep soaker tub. 3 ADDITIONAL BEDROOMS on this level are spacious and bright ALL WITH WALK-IN CLOSETS and 1 has its own private 4-piece ensuite making it perfect for teenagers, extended family members or guests. The other 2 bedrooms get exclusive use of the 5-PIECE MAIN BATHROOM, no more fighting over the sink! Laundry is also located on this bedroom level for ultimate convenience. Completed in the same high style as the rest of the home, the FINISHED BASEMENT is an entertainer's dream! Come together over a friendly game in the rec room or gather in the family room over an engaging movie then grab a snack or refill your drink at the WET BAR. Also on this level is a fantasti...

Family room 5.33 M x 5.49 M

Recreational, Games room 6.86 M x 5.49 M

Exercise room 3.96 M x 3.66 M

Bedroom 3.20 M x 3.66 M

Bedroom 4.88 M x 3.66 M

Other 2.84 M x 2.74 M

2pc Bathroom Measurements not available

Laundry room 2.13 M x 2.95 M

Other 5.18 M x 1.58 M

Other 4.34 M x 3.35 M

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

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**4pc Bathroom** Measurements not available

**Living room** 5.18 M x 5.49 M

**Dining room** 4.27 M x 3.51 M

**Den** 3.35 M x 3.66 M

**Family room** 5.18 M x 3.51 M

**Primary Bedroom** 5.03 M x 4.78 M

**Bedroom** 3.35 M x 3.86 M

**Bedroom** 3.35 M x 3.86 M

**Bedroom** 3.91 M x 3.96 M