



220 18A Street Calgary Alberta

\$1,775,000

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 Decor 5-burner gas stove, Bosch dishwasher, Faber hood fan, a newer built-in KitchenAid convection oven & microwave. A Decor 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...

4pc Bathroom 2.39 M x 2.72 M

5pc Bathroom 4.01 M x 4.04 M

Bedroom 3.71 M x 3.76 M

Bedroom 4.34 M x 3.91 M

Laundry room 3.20 M x 2.84 M

Primary Bedroom 4.34 M x 7.42 M

Breakfast 4.04 M x 2.11 M

Dining room 3.71 M x 4.29 M

Foyer 3.33 M x 2.39 M

Living room 5.69 M x 5.79 M

Family room 3.71 M x 3.43 M

Kitchen 3.38 M x 5.36 M

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

Listing Presented By:



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CIR

REALTY

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Other	2.77 M x 2.74 M	Other	2.31 M x 2.90 M
3pc Bathroom	2.36 M x 2.57 M	Office	3.73 M x 3.61 M
Bedroom	3.56 M x 3.89 M	Storage	1.50 M x 1.58 M
2pc Bathroom	1.63 M x 1.58 M		