



## 521 18A Street Calgary Alberta

\$1,775,000

Finally, a forward-thinking design! This home provides an array of flexible living solutions for evolving family needs. Let's face it, traditional-style oversized single-family homes offer optimal functionality for a decade of time at best. Yet being anchored to a community and location generally reveals the need for some adaptive functionality in the spaces we call home. This home has been thoughtfully considered to create a stunning one-family residence or to allow for multi-generational living. The top floor lays out a gorgeous three-bedroom, 2-bathroom + loft, (+laundry) floorplan, with a sprawling upper deck. The main floor has a 4th bedroom and full bathroom, allowing for an often sought but rarely found main-floor living arrangement. Ideal for having space for your resident baby boomer, long-term in-law visitation, guest room, or main floor primary bedroom. The basement is an awesome walk-in and walk-out legal 2-bedroom suite. Equipped with a quaint reception patio and front door foyer, private laundry, full bathroom and an inspiring open kitchen/living room. The impressive tiered wood grading smoothly opens to the gorgeous west backyard. Hedged by mature trees for privacy, and a perimeter of perennial gardens, and complete with an amazing 2 story screen sunroom. This stunning indoor/outdoor space has soaring wood soffit ceilings and a custom ruff-cut timber chandelier. Maximize outdoor living enjoyment year-round and enjoy the private garden from this idyllic space. This home has been built to superior energy efficiency standards for net zero living. Step into the future and enjoy the benefits of green living, when half the year your home generates more power than it takes and you receive hundreds of dollars in CREDIT paid back to you, the homeowner. The combination of superior standards of construction in conjunction with a state-of-the-art yet easy-to-m...

Primary Bedroom 13.92 Ft x 10.92 Ft

Other 10.17 Ft x 4.25 Ft

5pc Bathroom 16.42 Ft x 8.17 Ft

Bedroom 12.17 Ft x 10.25 Ft

Bedroom 11.50 Ft x 10.92 Ft

3pc Bathroom 10.17 Ft x 4.83 Ft

Living room 21.00 Ft x 11.92 Ft

Bedroom 12.50 Ft x 12.42 Ft

Bedroom 12.25 Ft x 12.17 Ft

3pc Bathroom 8.83 Ft x 4.92 Ft

Laundry room 5.92 Ft x 3.00 Ft

Foyer 8.42 Ft x 5.33 Ft

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

Listing Presented By:



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Real Broker

<http://www.ramageco.com/>



CIR

REALTY

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Bonus Room	12.67 Ft x 11.17 Ft	Office	8.67 Ft x 7.33 Ft
Laundry room	7.75 Ft x 5.42 Ft	Kitchen	14.75 Ft x 12.92 Ft
Foyer	12.92 Ft x 6.75 Ft	Living room	19.08 Ft x 13.92 Ft
Kitchen	12.08 Ft x 9.33 Ft		