



## 220 18A Street Calgary Alberta

\$1,875,000

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. The main floor boasts 9-foot ceilings & beautiful oak & ceramic flooring throughout. The Sitting room, featuring double glass pocket doors, flows seamlessly into the dining room, providing excellent access to the gourmet kitchen. This kitchen is a chef's dream, complete with granite countertops, cherry cabinetry, soft-close drawers, & a large granite island with ample storage, and 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 double glass doors & enjoy the cozy gas fireplace with built-ins, while the spacious mudroom includes convenient built-in storage. A spacious office, complete with Hunter Douglas blinds, ideal for working from home. Upstairs, the master suite is a true retreat, featuring vaulted ceilings, dream walk-in closet with a center mirror & a luxurious ensuite. The ensuite is equipped with dual sinks, in-floor heating, soaker tub, feature wall in the shower with dual shower heads, a makeup station, all beautifully accented with intricate tilework. Casablanca fans add a touch of elegance to the upper level. The 2nd & 3rd bedrooms are equally impressive, with the third bedroom offering a built-in organizer & desk, the second bedroom showcasing a large desk, plenty of natural light, and built-ins in the closet. The upper level also includes a spacious laundry room with cabinetry, deep sink, dedicated area ...

4pc Bathroom 7.83 Ft x 8.92 Ft

5pc Bathroom 13.17 Ft x 13.25 Ft

Bedroom 12.17 Ft x 12.33 Ft

Bedroom 14.25 Ft x 12.83 Ft

Laundry room 10.50 Ft x 9.33 Ft

Primary Bedroom 14.25 Ft x 24.33 Ft

Breakfast 13.25 Ft x 6.92 Ft

Dining room 12.17 Ft x 14.08 Ft

Foyer 10.92 Ft x 7.83 Ft

Living room 18.67 Ft x 19.00 Ft

Family room 12.17 Ft x 11.25 Ft

Kitchen 11.08 Ft x 17.58 Ft

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

Listing Presented By:



Originally Listed by:  
RE/MAX Real Estate (Central)

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



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca

Other	9.08 Ft x 9.00 Ft	Other	7.58 Ft x 9.50 Ft
3pc Bathroom	7.75 Ft x 8.42 Ft	Office	12.25 Ft x 11.83 Ft
Bedroom	11.67 Ft x 12.75 Ft	Storage	4.92 Ft x 5.17 Ft
2pc Bathroom	5.33 Ft x 5.17 Ft		