



3116 4A Street Calgary Alberta

\$1,375,000

OPEN HOUSE: Sun, Jul 13: 2-4pm! Introducing Star Homes & Development's latest masterpiece in Mount Pleasant, a brand-new, fully developed, 3-story home nestled on a quiet, tree-lined street just steps away from the beauty and splendor of Confederation Park. This thoughtfully designed home is set to impress and will be ready for possession now! Notable features and highlights include: elegant open-concept layout with seamless indoor-outdoor flow via patio sliders to the rear deck, mud room for practical organization and easy access to the outdoors in any season, beautiful wide-plank, hardwood flooring throughout the main level (with LVP on the lower level), modern lighting and sleek cabinetry that elevate the space, a generous island perfect for entertaining family and friends, built-in appliances, pantry wall, and beverage station for ultimate convenience and so much more! Check out the second floor versatility with two large bedrooms, each with their own private en-suites for comfort and privacy. There is a bonus space designed for flexibility - use it as a TV/gaming room, home office, den/library, or even a yoga/fitness studio...the possibilities are endless! The entire third floor is the true star of this show - a private oasis and retreat for the homeowner: wow factor alert with a west-facing terrace off the primary bedroom, perfect for enjoying sunsets or relaxing evenings, a wet bar and beverage fridge, ideal for your own coffee station and wine bar, a spa-like en-suite bathroom featuring: dual vanities, relaxing soaker tub, a sleek, glass-enclosed shower, a stunning walk-in closet, loaded with built-ins and ample organization to keep everything in its place. The basement offers incredible potential: a spacious, 1-bedroom, legal suite with a private entrance, perfect for rental income or multi-generational living. Alternatively, use the space as an extension ...

Bonus Room 16.00 Ft x 13.92 Ft

Bedroom 11.17 Ft x 12.42 Ft

Other 8.42 Ft x 4.17 Ft

3pc Bathroom 10.25 Ft x 4.92 Ft

Bedroom 14.08 Ft x 11.17 Ft

4pc Bathroom 5.58 Ft x 11.75 Ft

Other 11.92 Ft x 12.00 Ft

Kitchen 10.67 Ft x 10.33 Ft

Living room/Dining room 19.08 Ft x 13.25 Ft

3pc Bathroom 10.33 Ft x 4.92 Ft

Bedroom 10.33 Ft x 11.08 Ft

Other 6.83 Ft x 7.00 Ft

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Listing Presented By:



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Other	8.83 Ft x 4.58 Ft	Furnace	8.42 Ft x 7.17 Ft
Laundry room	7.67 Ft x 5.92 Ft	Kitchen	15.58 Ft x 19.17 Ft
Primary Bedroom	15.92 Ft x 14.50 Ft	Dining room	13.67 Ft x 10.83 Ft
5pc Bathroom	19.00 Ft x 12.58 Ft		