



## 4001 18 Street Calgary Alberta

\$2,395,000

Discover an unparalleled masterpiece crafted by award winning Laratta Homes, where timeless European elegance meets modern sophistication in this breathtaking luxury residence with over 4600 sq ft of development. Nestled on one of the best streets in the vibrant Altadore community, this architectural gem is steps away from chic wine bars, artisanal coffee shops, gourmet restaurants, and boutique shopping, offering the perfect blend of urban convenience and serene luxury. Step into a world of refined beauty with a bright, open main floor boasting 9.5' flat ceilings, intricate crown moulding, and site-finished 1/4 sawn oak hardwood floors that exude warmth and grandeur. Four sets of French doors seamlessly connect the living and dining areas to the outdoors, flooding the space with natural light. At the heart of the home discover a chef's dream kitchen, anchored by a grand granite-topped island, custom-milled cabinetry, and top-tier Wolf, Jenn Aire, and Miele appliances, designed for both culinary artistry and effortless entertaining with a large dining area and a welcoming seating space with gas fireplace. The Primary Retreat is a calming sanctuary, featuring gleaming hardwood floors, a lavish 6-piece ensuite with a soaker tub and steam shower, and generous walk-in closet with convenient laundry room access. 2 additional bedrooms are on the second level with a shared bathroom. Elevate your lifestyle with over 850 sq.ft. of third-floor lounge and home office space, perfect for work or play with a wet bar and amazing storage. The lower level is an entertainer's haven, complete with an included 92" TV with theatre sound, a second wet bar, a potential gym/yoga room, a fourth bedroom with the fifth bathroom, and abundant storage. The yard has been professionally designed and maintained with in ground irrigation, hedges and fencing and multiple seating areas for entertainin...

Primary Bedroom 18.83 Ft x 14.83 Ft

6pc Bathroom 20.92 Ft x 10.17 Ft

Laundry room 11.50 Ft x 6.33 Ft

Bedroom 14.58 Ft x 11.25 Ft

Bedroom 14.58 Ft x 12.58 Ft

5pc Bathroom 8.83 Ft x 7.92 Ft

Storage 15.42 Ft x 3.50 Ft

Recreational, Games room 24.92 Ft x 21.83 Ft

Bedroom 11.17 Ft x 11.33 Ft

3pc Bathroom 5.92 Ft x 13.67 Ft

Furnace 17.17 Ft x 15.67 Ft

Exercise room 12.75 Ft x 10.92 Ft

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Listing Presented By:



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Family room	18.67 Ft x 17.42 Ft	Dining room	22.75 Ft x 12.75 Ft
Den	17.25 Ft x 16.33 Ft	Kitchen	18.00 Ft x 18.00 Ft
2pc Bathroom	6.33 Ft x 6.92 Ft	Living room	18.00 Ft x 17.42 Ft
Other	8.25 Ft x 6.67 Ft		