



224 18A Street Calgary Alberta

\$1,799,900

Located on a quiet street in the inner-city community of West Hillhurst, this brand new 4+1 bedroom home, built by D & M Custom Homes, offers nearly 3700 sq ft of meticulously developed living space exhibiting top quality & exquisite attention to detail throughout. The open & airy main level presents wide-plank hardwood flooring, lofty ceilings & stylish light fixtures, showcasing the front dining area with ample space to host family & friends & kitchen that's beautifully finished with quartz counter tops, large waterfall island/eating bar, plenty of storage space & high-end appliance package. The living room is adjacent to kitchen & is anchored by an eye-catching floor to ceiling feature fireplace & built-ins. A mudroom & 2 piece powder room complete the main level. The second level hosts 3 spacious bedrooms, including one primary bedroom with walk-in closet & posh 6 piece ensuite with dual sinks, relaxing freestanding soaker tub & rejuvenating steam shower. The additional 2 bedrooms each have plenty of closet space & private 3 piece ensuite. A laundry room with sink & storage is conveniently situated in the hallway. The third level boasts a large bonus room with access to a rooftop patio. A second primary retreat on the third level is a true private oasis, boasting a large bedroom with huge walk-in closet & opulent 5 piece ensuite featuring a gorgeous vanity with dual sinks, relaxing freestanding soaker tub & oversized glass shower. Basement development includes a spacious family/media room with wetbar, home gym, fifth bedroom & 4 piece bath. Outside, enjoy the back yard with deck & access to the triple detached garage that's roughed-in for heat. This stunning home is located just blocks to scenic Bow River pathways & West Hillhurst Community Association & is close to trendy Kensington, Riley Park, schools, SAIT, U of C, shopping & walking distance to the downtow...

Loft 13.00 Ft x 16.00 Ft
Primary Bedroom 13.00 Ft x 12.67 Ft
5pc Bathroom .00 Ft x .00 Ft
Exercise room 8.08 Ft x 7.50 Ft
Recreational, Games room 17.00 Ft x 14.50 Ft
Furnace 6.83 Ft x 7.33 Ft
Bedroom 10.00 Ft x 14.50 Ft
4pc Bathroom .00 Ft x .00 Ft
Kitchen 23.08 Ft x 12.42 Ft

Living room 14.00 Ft x 16.00 Ft
Other 5.00 Ft x 5.00 Ft
2pc Bathroom .00 Ft x .00 Ft
Laundry room 5.83 Ft x 7.83 Ft
Primary Bedroom 13.00 Ft x 16.00 Ft
Bedroom 10.50 Ft x 9.58 Ft
Bedroom 11.00 Ft x 9.58 Ft
3pc Bathroom .00 Ft x .00 Ft
6pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



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