

# 242 18 Avenue Calgary Alberta

$1,349,000

EXQUISITE DESIGN. REFINED FINISHES. EXCEPTIONAL LIVING. Welcome to a remarkable residence where architectural details, upscale materials, and thoughtful design create an extraordinary place to call home. Boasting 4 bedrooms, 4 bathrooms, a dedicated main-floor office, a fully finished basement, and a double detached garage, this home offers an impressive combination of elegance and functionality. The main floor showcases 9-foot ceilings, 8-foot interior doors, wide-plank engineered hardwood flooring, and an abundance of natural light. The beautifully appointed kitchen is designed to impress, featuring an oversized quartz island with custom wood detailing, ceiling-height micro Shaker cabinetry, a full-height backsplash, a custom illuminated range hood, and a premium KitchenAid appliance package with a gas cooktop, built-in wall oven, microwave, dishwasher, and French-door refrigerator. The adjoining dining space opens to a sophisticated living area featuring a contemporary linear gas fireplace with a stylish tile surround and oversized patio doors leading to the south-facing backyard. A custom mudroom with built-in storage and an elegantly finished powder room complete the main level. Upstairs, the impressive hardwood staircase with integrated LED lighting leads to a private primary retreat featuring oversized windows and built-in speakers. The luxurious ensuite offers heated floors, a freestanding soaker tub, dual quartz vanities, a private water closet, and an oversized steam shower with rainfall fixtures, body sprays, and built-in seating. A custom walk-in closet completes the space. Two additional bedrooms, each with their own walk-in closet and private ensuite, along with an upgraded laundry room featuring custom cabinetry and quartz countertops, complete the upper floor. The fully developed basement offers 9-foot ceilings, a spacious entertainment lounge, medi...

3pc Bathroom 4.92 Ft x 7.67 Ft

Bedroom 10.75 Ft x 11.58 Ft

Recreational, Games room 16.25 Ft x 41.00 Ft

Furnace 4.92 Ft x 11.17 Ft

2pc Bathroom 4.92 Ft x 5.42 Ft

Dining room 17.42 Ft x 14.00 Ft

3pc Bathroom 8.17 Ft x 4.83 Ft

4pc Bathroom 7.58 Ft x 7.00 Ft

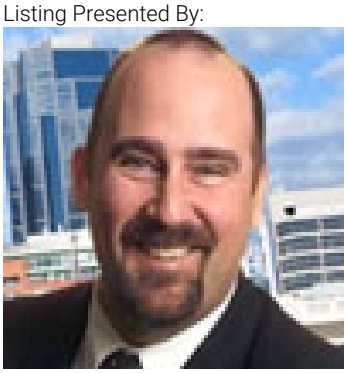
5pc Bathroom 8.25 Ft x 13.42 Ft

Bedroom 9.25 Ft x 12.08 Ft

Bedroom 9.67 Ft x 12.25 Ft

Primary Bedroom 10.75 Ft x 17.17 Ft

Listing Presented By:



Originally Listed by:
Prep Realty Inc.

http://www.arunkaushal.com/

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca

The property information on this website is derived from the Canadian Real Estate Association''s Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.

Kitchen 13.58 Ft x 19.92 Ft

Living room 17.42 Ft x 20.33 Ft

Laundry room 7.33 Ft x 5.75 Ft

Other 7.33 Ft x 5.75 Ft

The property information on this website is derived from the Canadian Real Estate Association''s Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.