

3116 4A Street Calgary Alberta

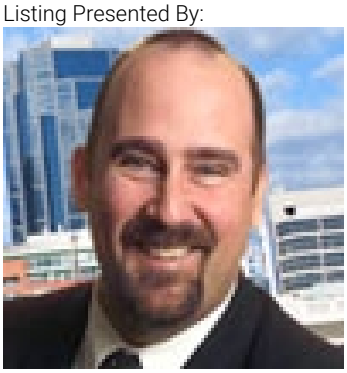
$1,189,900

A quiet, tree-lined setting in Mount Pleasant sets the backdrop for this beautiful, brand-new, move-in-ready semi-detached home. With 3,419 sq. ft. of total living space, this three-storey residence pairs refined finishes with a practical layout, including an extended legal basement suite with its own entrance. Wide-plank hardwood, generous windows and custom built-ins bring warmth and character to the open main floor. At the front, the dining room overlooks mature trees, creating an inviting setting for everyday meals and gatherings. Full-height custom cabinetry, quartz countertops, designer lighting and an upgraded appliance package define the kitchen, while an expansive island provides ample seating and a natural place to gather. Beyond the kitchen, the rear living room centres around a striking fireplace framed by built-in shelving. Double sliding glass doors draw in natural light and connect the room to the back patio, allowing entertaining to flow easily outdoors. Custom mudroom storage keeps coats and everyday essentials neatly tucked away, with convenient access to the backyard and garage. A thoughtfully finished powder room rounds out this level. On the second floor, a spacious, light-filled bonus room offers plenty of flexibility for a comfortable furniture arrangement. Two bedrooms sit on opposite sides, each featuring large windows, a private ensuite and a walk-in closet with custom shelving. A dedicated laundry room with a sink and additional storage serves this floor. Occupying the entire third level, the primary retreat offers exceptional space and a private west-facing balcony. Its five-piece ensuite combines a freestanding soaker tub, two vanities, heated floors and an oversized glass-enclosed rainfall shower. An impressive walk-in closet completes the retreat with extensive custom shelving, built-in drawers and a full-length mirror. Downstairs, th...

Bedroom 12.33 Ft x 11.17 Ft
3pc Bathroom 4.92 Ft x 10.33 Ft
Laundry room 6.00 Ft x 7.67 Ft
Bonus Room 14.08 Ft x 20.08 Ft
Bedroom 11.17 Ft x 14.17 Ft
4pc Bathroom 11.83 Ft x 5.58 Ft

Furnace 7.08 Ft x 8.42 Ft
Other 7.00 Ft x 6.83 Ft
3pc Bathroom 4.92 Ft x 10.42 Ft
Kitchen 10.25 Ft x 9.92 Ft
Recreational, Games room 13.42 Ft x 19.08 Ft
Dining room 10.83 Ft x 13.67 Ft

Listing Presented By:



Originally Listed by:
Century 21 Bravo Realty

http://www.tihomes.ca/

RE/MAX Realty Professionals

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

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

Primary Bedroom 21.92 Ft x 20.17 Ft

Other 12.00 Ft x 12.00 Ft

5pc Bathroom 12.67 Ft x 19.08 Ft

Bedroom 11.17 Ft x 10.42 Ft

Kitchen 19.25 Ft x 15.50 Ft

Living room 11.83 Ft x 15.50 Ft

2pc Bathroom 5.67 Ft x 5.50 Ft