



321 18 Avenue Calgary Alberta

\$1,188,000

BRAND NEW Executive Detached Home in Mount Pleasant with LEGAL BASEMENT SUITE...steps from the ever-popular "Balmoral Circus Park"! Such an incredible "family" inner-city neighbourhood, with expanded public park areas and playgrounds! The architectural design of this masterpiece seamlessly blends contemporary "high-end" finishes with timeless elegance. Featuring an open-concept plan and large "triple-pane" windows that flood the space with natural light, this home promises to impress! Be welcomed to the foyer (with seating) and formal dining area (could be flex room) with a feature fireplace and a wainscoting detailed wall. The gourmet kitchen boasts a "waterfall quartz" island large enough for seating six guests! The high-end appliance package includes a gas cook-top and built-in appliances, plus a bar fridge. The lighting creates such ambience with the under valance lights on the cabinetry, as well as, on the island. Enjoy the great room with built-ins and under cabinet ambient lighting on either side of the TV area. Such an elegant space to entertain or just relax. A separate entrance has been created at the side door. A private mud room with separate entrance to the home is adjacent. A powder room completes the main level. Ascend to the upper level where the master suite with vaulted ceilings and ambient lighting invites rejuvenation and relaxation (with its 5 piece "spa-like" ensuite, complete with a steam shower and tear-drop soaker tub). The additional two bedrooms are similar in size and share the main 4 piece bathroom. An upper laundry room completes this level! The lower level boasts a LEGAL SUITE - 9 ft. ceilings, is spacious with an open-concept kitchen and living area, plus two bedrooms and a full 5 piece bathroom (dual sinks). In-floor heating throughout basement! Luxury wide vinyl plan flooring (floating) adorns the space. A storage a...

4pc Bathroom 9.17 Ft x 4.92 Ft

5pc Bathroom 12.42 Ft x 9.25 Ft

Bedroom 13.17 Ft x 9.92 Ft

Bedroom 16.92 Ft x 9.17 Ft

Primary Bedroom 22.17 Ft x 16.00 Ft

Laundry room 7.42 Ft x 6.25 Ft

Bedroom 10.50 Ft x 8.50 Ft

Kitchen 9.75 Ft x 9.25 Ft

Recreational, Games room 13.25 Ft x 12.75 Ft

Storage 5.25 Ft x 3.25 Ft

Furnace 11.17 Ft x 5.58 Ft

Eat in kitchen 26.42 Ft x 13.33 Ft

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Listing Presented By:



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Other	9.08 Ft x 6.00 Ft	Great room	15.92 Ft x 12.50 Ft
4pc Bathroom	9.42 Ft x 7.58 Ft	2pc Bathroom	6.17 Ft x 5.00 Ft
Bedroom	14.58 Ft x 11.17 Ft	Dining room	16.17 Ft x 15.92 Ft