



## 413 18 Avenue Calgary Alberta

\$1,085,000

Welcome to this brand new luxurious semi-detached home in the heart of the coveted community of Mount Pleasant. This 2800 sqft home is situated on a 125ft long lot and features 4 bedrooms/3.5 bathrooms. Built by Exquisite Homes and designed by Midnight Design Studio this home combines contemporary and heritage looks to create a timeless masterpiece. The home comes standard with tons of high end options/upgrades including A/C, high end Kitchen aid appliances, engineered hardwood floors, Durabuilt black windows, glass/white oak railings, custom built ins, Calcutta flash quartz with backsplash, built in speakers, 10ft ceilings, heated floors in ensuite + much more! Full list of upgrades can be provided upon request. Upstairs includes a generous sized master with dual vanity and a custom curbless tiled shower with body jets. Main floor includes a spacious family room with a Montigo DRL60 fireplace enclosed by a Venetian plaster feature wall, large kitchen with to ceiling cabinets (shaker with plywood) and an oversized island. Finished basement area includes a 4th bedroom/ 3 piece bathroom, large flex room room with an entertainment unit and an adjacent wet bar. Close to amenities such as public transportation, mount pleasant arts centre, skating rink, swimming pool, tennis courts, confederation park, 16th avenue, not to mention we are a little over a block away from Balmoral middle school and close to Crescent heights high school. (id:6769)

4pc Bathroom 8.33 Ft x 8.67 Ft

5pc Bathroom 13.25 Ft x 14.92 Ft

Bedroom 11.42 Ft x 10.17 Ft

Bedroom 11.42 Ft x 13.50 Ft

Primary Bedroom 12.83 Ft x 17.92 Ft

Other 7.33 Ft x 11.25 Ft

4pc Bathroom 5.25 Ft x 10.25 Ft

Bedroom 13.42 Ft x 10.92 Ft

Recreational, Games room 19.17 Ft x 19.67 Ft

Furnace 5.92 Ft x 10.83 Ft

2pc Bathroom 5.17 Ft x 5.08 Ft

Dining room 12.75 Ft x 11.33 Ft

Kitchen 20.08 Ft x 26.42 Ft

Living room 14.08 Ft x 10.92 Ft

Other 5.58 Ft x 12.50 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX Real Estate (Central)

**RE/MAX Realty Professionals**

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

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