



# 4318 4A Street Calgary Alberta

\$3,600,000

BRAND NEW luxurious designer home slated for completion between December 2024 and March 2025. CNJ Developments is a builder that stands behind their product and the QUALITY CRAFTSMANSHIP is abundantly evident. This sensational 4+1 BEDROOM home is ideally located on a QUIET STREET BACKING ONTO STANLEY PARK mere STEPS TO THE ELBOW RIVER. The airy and open floor plan immediately impresses with TRIPLE PANE WINDOWS, HARDWOOD FLOORING, MODERN LIGHTING FIXTURES, DESIGNER DETAILS and an abundance of NATURAL LIGHT. Show off your culinary prowess in the stunning chef's kitchen featuring HIGH-END STAINLESS STEEL APPLIANCES, an OVERSIZED CENTRE ISLAND and a huge BUTLER'S PANTRY making hosting a breeze. Relaxation is invited in the adjacent living room in front of the warm fireplace. A large dining room is perfect for family meals and entertaining with patio sliders to the back deck encouraging seamless indoor/outdoor living. A den and flex room at the front of the home provides a ton of versatility to suit your lifestyle. The primary bedroom on the upper level is an opulent owner's sanctuary with a PRIVATE BALCONY for peaceful morning coffees, a GINORMOUS WALK-IN CLOSET and a LAVISH ENSUITE with dual vanities and a deep soaker tub. 3 ADDITIONAL BEDROOMS on this level are spacious and bright ALL WITH WALK-IN CLOSETS and 1 has its own private 4-piece ensuite, perfect for teenagers, extended family members or guests. The other 2 bedrooms get exclusive use of the 5-PIECE MAIN BATHROOM, no more fighting over the sink! Laundry is also conveniently located on this bedroom level. Finished in the same high style as the rest of the home, the FINISHED BASEMENT is an entertainer's dream! Come together over a friendly game in the rec room or gather in the family room over an engaging movie then grab a snack or refill your drink at the WET BAR. Also on this level is a fantastic GYM, a MULTI...

Family room 17.50 Ft x 18.00 Ft

Recreational, Games room 22.50 Ft x 18.00 Ft

Exercise room 13.00 Ft x 12.00 Ft

Den 16.00 Ft x 12.00 Ft

Bedroom 10.50 Ft x 12.00 Ft

Other 9.33 Ft x 9.00 Ft

2pc Bathroom Measurements not available

Laundry room 7.00 Ft x 9.67 Ft

Other 17.00 Ft x 5.17 Ft

Other 14.25 Ft x 11.00 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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**RE/MAX Realty Professionals**

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

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

**4pc Bathroom** Measurements not available

**Living room** 17.00 Ft x 18.00 Ft

**Dining room** 14.00 Ft x 11.50 Ft

**Den** 11.00 Ft x 12.00 Ft

**Family room** 17.00 Ft x 11.50 Ft

**Primary Bedroom** 16.50 Ft x 15.67 Ft

**Bedroom** 11.00 Ft x 12.67 Ft

**Bedroom** 11.00 Ft x 12.67 Ft

**Bedroom** 12.83 Ft x 13.00 Ft