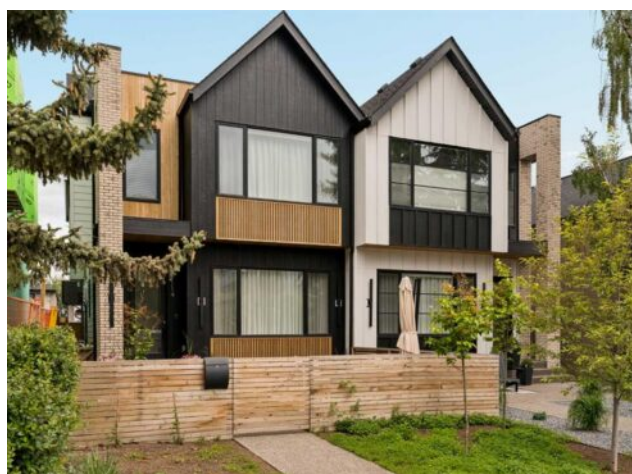


4114 18 Street SW
Calgary, Alberta

MLS # A2319939



\$1,350,000

Division:	Altadore		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,106 sq.ft.	Age:	2023 (3 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Cedar, Composite Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, Kitchen Island, Open Floorplan, Recessed Lighting, Skylight(s), Soaking Tub, Walk-In Closet(s)		

Inclusions: None

Built by A|K Design & Development, this luxury infill sits on a beautifully developed street in the heart of Altadore. A Modern Farmhouse designed to impress, it delivers one of a kind details inside and out, starting with an exterior that pairs large windows, cedar, a brick pillar, and board & batten with hardie siding. This is no typical spec infill. The fully landscaped yard now includes a newly fenced front yard, creating a private, enclosed outdoor space to enjoy. Inside, a functional floor plan offers quality living space throughout, with flat ceilings rising to 10 feet on the main and an open concept anchored by two skylights. Wide plank engineered hardwood, solid core doors, and a stunning eastern hardwood staircase with modern spindles set the tone, while custom light fixtures throughout add a designer touch to every room. The bright, entertaining kitchen features a large unobscured quartz waterfall island, ample cabinet space, and floating shelves. The living room invites you in with a gas fireplace, a designer-built mantel finished in Marrakech plaster, custom built-ins, and patio doors that open to an oversized full-width walkout deck. The primary suite is a retreat of its own, with a unique vaulted ceiling, a barn door, and a spa-like ensuite featuring a curbless walk-in shower. The large walk-in closet comes complete with a custom-built wardrobe. Additional highlights include a basement gym or office, Jenn-Air appliances, designer black faucets and fixtures, ceiling speakers, custom closets, air conditioning, central vac, in-floor heating in the basement, and an alarm system. Smart home ready and upgraded with a 2x6 party wall, double drywall, and soundbar for an exceptional sound barrier, this home is close to schools, amenities, and transit.