



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

4001 18 Street SW
Calgary, Alberta

MLS # A2228299



\$2,395,000

Division:	Altadore		
Type:	Residential/House		
Style:	3 (or more) Storey		
Size:	3,529 sq.ft.	Age:	2011 (14 yrs old)
Beds:	4	Baths:	3 full / 2 half
Garage:	Alley Access, Double Garage Detached, Heated Garage		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Landscaped, Underground Sprinklers		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Cedar, Composite Siding, Stone, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bookcases, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Recessed Lighting, Skylight(s), Smart Home, Storage, Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound		
Inclusions:	All wall mounted TV's (4), Bar Fridges (2)		

Discover an unparalleled masterpiece crafted by award winning Laratta Homes, where timeless European elegance meets modern sophistication in this breathtaking luxury residence with over 4600 sq ft of development. Nestled on one of the best streets in the vibrant Altadore community, this architectural gem is steps away from chic wine bars, artisanal coffee shops, gourmet restaurants, and boutique shopping, offering the perfect blend of urban convenience and serene luxury. Step into a world of refined beauty with a bright, open main floor boasting 9.5' flat ceilings, intricate crown moulding, and site-finished 1/4 sawn oak hardwood floors that exude warmth and grandeur. Four sets of French doors seamlessly connect the living and dining areas to the outdoors, flooding the space with natural light. At the heart of the home discover a chef's dream kitchen, anchored by a grand granite-topped island, custom-milled cabinetry, and top-tier Wolf, Jenn Aire, and Miele appliances, designed for both culinary artistry and effortless entertaining with a large dining area and a welcoming seating space with gas fireplace. The Primary Retreat is a calming sanctuary, featuring gleaming hardwood floors, a lavish 6-piece ensuite with a soaker tub and steam shower, and generous walk-in closet with convenient laundry room access. 2 additional bedrooms are on the second level with a shared bathroom. Elevate your lifestyle with over 850 sq.ft. of third-floor lounge and home office space, perfect for work or play with a wet bar and amazing storage. The lower level is an entertainer's haven, complete with an included 92" TV with theatre sound, a second wet bar, a potential gym/yoga room, a fourth bedroom with the fifth bathroom, and abundant storage. The yard has been professionally designed and maintained with in ground irrigation, hedges and fencing and multiple

seating areas for entertaining. The detached double garage is fully finished and heated with a paved rear lane. This is more than a home—it's a statement of luxury and sophistication in one of Calgary's most coveted neighborhoods. There is simply too much to list, so seize the opportunity to live where style, comfort, and convenience converge. Schedule your private tour today!