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224 18A Street NW Calgary, Alberta

MLS # A2268533



\$1,899,000

Division: West Hillhurst Residential/House Type: Style: 3 (or more) Storey Size: 2,756 sq.ft. Age: 2025 (0 yrs old) **Beds:** Baths: 5 full / 1 half Garage: Tandem, Triple Garage Detached Lot Size: 0.08 Acre Lot Feat: Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot

Heating: Water: In Floor, Forced Air Floors: Sewer: Carpet, Hardwood Roof: Condo Fee: Asphalt Shingle **Basement:** LLD: Full Exterior: Zoning: Brick, Stucco, Wood Frame R-CG Foundation: **Utilities: Poured Concrete**

Features: Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Walk-In Closet(s), Wet Bar

Inclusions: None.

Located on a quiet street in the inner-city community of West Hillhurst, this brand new 4+1 bedroom home, built by D & M Custom Homes, offers nearly 3700 sq ft of meticulously developed living space exhibiting top quality & exquisite attention to detail throughout. The open & airy main level presents wide-plank hardwood flooring, lofty ceilings & stylish light fixtures, showcasing the front dining area with ample space to host family & friends & kitchen that's beautifully finished with quartz counter tops, large waterfall island/eating bar, plenty of storage space & high-end appliance package. The living room is adjacent to kitchen & is anchored by an eye-catching floor to ceiling feature fireplace & built-ins. A pocket office, mudroom & 2 piece powder room complete the main level. The second level hosts 3 spacious bedrooms, including one primary bedroom with walk-in closet & posh 6 piece ensuite with dual sinks, relaxing freestanding soaker tub & rejuvenating steam shower. The additional 2 bedrooms each have plenty of closet space & private 3 piece ensuite. A laundry room with sink & storage is conveniently situated in the hallway. The third level boasts a large bonus room with access to a rooftop patio. A second primary retreat on the third level is a true private oasis, boasting a large bedroom with huge walk-in closet & opulent 5 piece ensuite featuring a gorgeous vanity with dual sinks, relaxing freestanding soaker tub & oversized glass shower. Basement development includes a spacious family/media room with wetbar, home gym, fifth bedroom & 4 piece bath. Outside, enjoy the back yard with deck & access to the triple detached garage. This stunning home is located just blocks to scenic Bow River pathways & West Hillhurst Community Association & is close to trendy Kensington, Riley Park, schools, SAIT, U of C, shopping & walking distance to the

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downtown core.