



**18 Murmansk Way SW  
Calgary, Alberta**

**MLS # A2292384**



**\$1,300,000**

<b>Division:</b>	Currie Barracks		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,507 sq.ft.	<b>Age:</b>	2011 (15 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

With 3,317 SF of beautifully designed living space, a rare OVERSIZED double garage (28' x 22') and situated on the largest lot on Murmansk Way, this home is sure to impress! This exceptional custom home offers 2,507 SF above grade plus 810 SF in the fully developed basement, delivering a rare combination of scale, craftsmanship, and modern design updates. Built in 2010 with over \$100,000 in custom upgrades, the home showcases 10-foot ceilings on the main and upper floors and 9-foot ceilings in the basement, creating an airy, open feel rarely found in comparable homes. The main level is designed for both elevated everyday living and entertaining. Custom built-ins including a dedicated office workspace, front entry bench, and feature fireplace wall add both sophistication and practicality. At the heart of the home is a chef-inspired kitchen featuring a Viking 6-burner dual-fuel range, custom hood fan, Miele dishwasher, and extensive cabinetry, all flowing seamlessly into the dining and living spaces. From here, step outside to the oversized deck overlooking the backyard, perfect for summer gatherings and outdoor living. A mud room with built-ins and powder room complete this space. Upstairs, the home continues to impress with a luxurious primary retreat with walk-in closet and a spa-inspired ensuite featuring in-floor heated flooring, dual vanities, soaker tub and separate shower. A spacious laundry room, 2 additional and generously scaled guestrooms which share a 5 piece bathroom are also found on this level. The finished basement comes complete with a family room, den, 4th bedroom and 4 piece bathroom. A built-in Tannoy speaker system provides integrated sound throughout the main level, primary suite, ensuite, and basement. Recent design improvements include a 2022 interior refresh by Ana Interiors, introducing updated paint, lighting,

wallpaper and a beautifully reimagined powder room that elevates the home's modern aesthetic. Mechanical upgrades include a tankless hot water system and Kinetico water system, while professional furnace, duct, and carpet cleaning was completed in March 2026 and ensures the home is move-in ready and demonstrates continued pride of ownership. Within walking distance to several playgrounds, minutes to an array of private and public schools, short driving/cycling distance to Marda Loop, North Glenmore Park and Sandy Beach. Book your showing today!