



GRASSROOTS
REALTY GROUP

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1426 4A Street NW
Calgary, Alberta

MLS # A2137980



\$2,269,000

Division:	Rosedale		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,798 sq.ft.	Age:	2024 (0 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Triple Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, Level, Man		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	R-C1
Foundation:	ICF Block	Utilities:	-

Features: Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Skylight(s), Storage, Sump Pump(s), Tankless Hot Water, Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: AC X2

Presenting a remarkable custom-built residence nestled along a tranquil tree-lined boulevard within the esteemed locale of Rosedale, this exceptional home is the epitome of luxury craftsmanship, built by boutique developer, Vesta Ridge Custom Homes. Stunning architecture combined with Maxime Chin's impeccable interior design choices, this residence sets itself apart with unparalleled attention to detail. Emanating elegance at every turn, this bespoke home showcases many premium features including custom cabinetry, intricately fluted millwork, Italian paneling, a striking rod iron staircase, and a meticulously curated selection of lighting fixtures. Boasting numerous upgrades throughout, such as triple pane Lux windows accented with limestone mouldings, hydronic floor heating, on-demand hot water system, engineered hardwood flooring, curbless showers, an ICF foundation, speakers, central air conditioning, level 5 flat painted ceilings, and solid core doors spanning every floor at a substantial 1.75 inches in thickness, this residence exudes opulence and sophistication. Designed for seamless open-concept living, the heart of the home lies within the spectacular chef's kitchen, featuring white oak cabinetry, a gracefully curved island illuminated by LED lights, a premium Miele & Wolf appliance package, quartz countertops, a convenient pot filler, a generous 43 inch sink, and a walk-in pantry. Retreat to the luxurious primary bedroom sanctuary with vaulted ceilings, an indulgent ensuite boasting a deep soaker tub, heated floors, and a steam shower, all seamlessly connected to an impressive walk-in closet and adjoining laundry room for added convenience. The lower level offers additional living space, comprising a spacious recreation room complete with a wet bar, a home gym, a wine room, a fourth bedroom, and a guest bathroom. Step outside to the

fabulous private backyard oasis, featuring an expansive composite deck, a natural gas line, and meticulously landscaped grounds with an irrigation system in place. Completing this exceptional offering is the triple-car garage accessible via a paved lane, fully insulated, drywalled, and painted. Embrace the epitome of inner-city living in Rosedale, mere moments away from the esteemed Rosedale School (K-9), Crescent Road, tennis courts, downtown, Kensington, Bow River pathways, and the picturesque Prince's Island Park. Floor plans and a 3D tour are readily available, providing an immersive glimpse into this dream home.