



4024 4 Avenue SW
Calgary, Alberta

MLS # A2141638



\$2,199,900

Division:	Wildwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,126 sq.ft.	Age:	2023 (1 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Floor Furnace	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, See Remarks, Stucco	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, High Ceilings, Kitchen Island, Pantry, See Remarks, Walk-In Closet(s), Wet Bar, Wired for Sound		

Inclusions: N/A

Welcome to this exquisite 2-storey masterpiece by Looma Homes, nestled in the community of Wildwood. Boasting close to 4700 SQ FT of luxurious living space, this home offers a perfect blend of elegance and functionality. The main floor showcases 10-foot ceilings and features an executive office with built-in cabinets, a custom 2-piece powder room, a formal dining room, and a chef's kitchen that is the heart of the home. The kitchen dazzles with a 13-foot island, JENNAIR appliances, a convenient spice kitchen, and flows seamlessly into the expansive living room adorned with a gas fireplace and built-in cabinets. There is direct access to the rear patio inviting indoor-outdoor living at its finest. Upstairs you will discover three bedrooms including two master suites. The primary master suite offers vaulted ceilings, a walk-in closet, and a spa-like ensuite complete with a soaker tub, spacious shower, and a luxurious 2-piece vanity with a central makeup unit and also provides a laundry room, a common bathroom, and a bonus room with vaulted ceilings. The basement is designed for entertainment and relaxation, offering two additional bedrooms with walk-in closets, a gym, a substantial wet bar, and a game room featuring a built-in entertainment unit. This home is equipped an alarm system, rough-ins for cameras, indoor and outdoor speakers, and central vacuum. Enjoy year-round comfort with central air conditioning. Throughout the home, discover the luxury of 2-tone white oak stains, hardwood flooring, sleek glass railings, high-end finishes, 8-foot doors, abundant natural light, striking feature walls, and the convenience of a triple car attached garage with a fenced yard. Located in the beautiful community of Wildwood, enjoy proximity to the Bow River, schools, parks, and just a short 10-minute drive to downtown Calgary. Experience unparalleled living in this meticulously

designed home and don't miss the opportunity to make this dream home yours.