



GRASSROOTS
REALTY GROUP

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4110 18 Street SW
Calgary, Alberta

MLS # A2318266



\$1,799,900

Division:	Altadore		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,351 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	In Floor, In Floor Roughed-In, Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Concrete, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Walk-In Closet(s), Wet Bar, Wired for Sound		
Inclusions:	N/A		

Tired of seeing skinny homes? Here's your opportunity to own a brand-new luxury home on a wider lot in the heart of Altadore. This luxury pre-sale opportunity on one of Altadore's most sought-after streets offers total of over 3,450 sq.ft. of meticulously designed living space and the ability to personalize select finishes to your taste before completion. Built by Jerry Homes and professionally designed by aalStudio Interiors, this stunning residence blends timeless architecture with carefully curated designer finishes, including wide-plank European oak flooring, custom millwork, porcelain countertops, limewash feature details, designer lighting, and elegant shaker oak cabinetry throughout. The striking main floor showcases soaring 11-foot ceilings and dramatic floor-to-ceiling windows that flood the home with natural light, creating an open and airy atmosphere rarely found in new construction. A welcoming foyer leads to a dedicated front office perfect for working from home, a spectacular chef-inspired kitchen featuring an oversized waterfall island, custom cabinetry, a full-height designer tile feature wall, premium Wolf stove, custom hood fan surround, and abundant storage, followed by an elegant dining area. The adjoining living room is anchored by a beautiful gas fireplace and oversized patio doors opening to the rear deck, while a thoughtfully designed mudroom and designer powder room complete the main level. Upstairs, the luxurious primary retreat offers a tray ceiling, custom walk-in closet, and a spa-inspired ensuite with a freestanding soaker tub, in-floor heat, oversized shower, designer tile selections, and premium fixtures. Two additional generously sized bedrooms, a full bathroom, and a beautifully appointed laundry room provide the perfect family layout. The fully developed basement truly has it all, featuring a large

recreation room with a wet bar, dedicated gym, additional bedroom, full bathroom, and ample storage space, creating the perfect environment for entertaining, fitness, and everyday living. Situated in one of Calgary's most desirable inner-city communities, just minutes from parks, schools, Marda Loop, shopping, restaurants, and downtown, this exceptional pre-sale opportunity combines luxury, functionality, and location in one remarkable package. Call today for more information, floor plans, specifications, and to book your private tour.