



**4114 18 Street SW**  
**Calgary, Alberta**

**MLS # A2319939**



**\$1,350,000**

<b>Division:</b>	Altadore		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	2,106 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Rectangular Lot		

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Cedar, Composite Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Double Vanity, Kitchen Island, Open Floorplan, Recessed Lighting, Skylight(s), Soaking Tub, Walk-In Closet(s)		
<b>Inclusions:</b>	None		

Built by A|K Design & Development, this luxury infill sits on a beautifully developed street in the heart of Altadore. A Modern Farmhouse designed to impress, it delivers one of a kind details inside and out, starting with an exterior that pairs large windows, cedar, a brick pillar, and board & batten with hardie siding. This is no typical spec infill. The fully landscaped yard now includes a newly fenced front yard, creating a private, enclosed outdoor space to enjoy. Inside, a functional floor plan offers quality living space throughout, with flat ceilings rising to 10 feet on the main and an open concept anchored by two skylights. Wide plank engineered hardwood, solid core doors, and a stunning eastern hardwood staircase with modern spindles set the tone, while custom light fixtures throughout add a designer touch to every room. The bright, entertaining kitchen features a large unobscured quartz waterfall island, ample cabinet space, and floating shelves. The living room invites you in with a gas fireplace, a designer-built mantel finished in Marrakech plaster, custom built-ins, and patio doors that open to an oversized full-width walkout deck. The primary suite is a retreat of its own, with a unique vaulted ceiling, a barn door, and a spa-like ensuite featuring a curbless walk-in shower. The large walk-in closet comes complete with a custom-built wardrobe. Additional highlights include a basement gym or office, Jenn-Air appliances, designer black faucets and fixtures, ceiling speakers, custom closets, air conditioning, central vac, in-floor heating in the basement, and an alarm system. Smart home ready and upgraded with a 2x6 party wall, double drywall, and soundbar for an exceptional sound barrier, this home is close to schools, amenities, and transit.