



621 18 Street
Fort Macleod, Alberta

MLS # A2320908



\$1,400,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	2,395 sq.ft.	Age:	2014 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Off Street, Parking Pad		
Lot Size:	0.23 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Front Yard, Landscap		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	ICFs (Insulated Concrete Forms), Insulbrick/Asphalt, Mixed, See Remarks, Stone, Wood Frame	Utilities:	-
Foundation:	ICF Block		
Features:	Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, No Smoking Home, Pantry, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar		
Inclusions:	Built in wall cabinets, in office, garage storage, shelving		

Offering 4,658 sq. ft. of finished living space on a beautifully landscaped double lot, this meticulously maintained bungalow combines quality construction, thoughtful design, and exceptional space in a desirable Fort Macleod neighbourhood. The home's exterior showcases extensive stonework, adding timeless character, durability, and exceptional curb appeal. The main floor features a spacious primary suite with walk-in closet and ensuite, a second bathroom, main floor laundry, a stunning office/library with floor-to-ceiling custom built-in shelving, a living room with stone fireplace, formal dining area, and a well-appointed kitchen complete with extensive custom cabinetry, built-in appliances, and a large central island. Quality craftsmanship is evident throughout with hardwood flooring, custom millwork, high-end fixtures, and Triple E Argon windows providing excellent natural light and energy efficiency. The fully developed ICF basement offers three additional bedrooms, two bathrooms, a large family and recreation area, wet bar, and substantial storage space. The attached double car garage features epoxy flooring and extensive built-in storage shelving. Outside, the mature landscaping, large deck, and oversized lot provide excellent outdoor living space. Conveniently located within walking distance of schools, parks, grocery shopping, and other amenities, this property offers 4 bedrooms, 4 bathrooms, and has been exceptionally well maintained throughout.