



GRASSROOTS
REALTY GROUP

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2018 Alexander Street SE
Calgary, Alberta

MLS # A2346368



\$1,299,900

Division:	Ramsay		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,962 sq.ft.	Age:	2027 (-1 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Quartz Counters, Soaking Tub, Walk-In Closet(s), Wet Bar		
Inclusions:	None		

EXQUISITE SEMI-DETACHED INFILL BY ZENITH GROUP COMING TO RAMSAY IN EARLY 2027! Offering over 2,740 sq ft, this home boasts 4 beds, a fully developed walk-out basement and a double detached garage. The home welcomes you with low-maintenance stucco and board & batten siding, upgraded insulation, and oversized triple-pane European tilt & turn windows. Concrete walkways, and pressure-treated fencing and gates complete the exterior of the home. Inside, the main floor features 10-ft ceilings, built-in ceiling speakers, extensive pot lighting, and engineered hardwood flooring. The custom kitchen offers lacquered cabinetry, quartz countertops, dual-basin undermount sink, stylish backsplash, oversized waterfall island with bar seating, and a high-end stainless-steel appliance package. The front dining area overlooks the yard through a large window, while the rear living room features a fully tiled feature wall with gas fireplace and 8-ft sliding glass doors leading to the floating rear deck with gas line. A powder room and a mudroom with tile flooring, custom millwork, and built-ins complete the main level. Upstairs, 9-ft ceilings and 8-ft interior doors complement plush carpet with upgraded underlay. Multiple stairwell windows bring natural light throughout. The primary bedroom features a large W.I.C with built-in shelving and a 5-pc ensuite with freestanding tub, curbless tiled shower with bench, 10mm glass, quartz countertops, dual undermount sinks, and skylight. Two additional bedrooms feature large windows and built-in closet shelving. The main bathroom offers dual quartz vanities, tile flooring, and a ceiling-height tiled tub/shower. The laundry room includes tile flooring, hanging rod, quartz folding counter, sink, and side-by-side front-loading washer/dryer. The fully developed walk-out basement features 9-ft ceilings, oversized windows, plush

carpet with upgraded underlay, and in-floor heating. The large recreation room includes a TV area, wet bar with beverage fridge, and dedicated gym area with glass enclosure. A fourth bedroom offers large window and built-in closet storage. A full bathroom with quartz vanity and full-height tiled tub/shower completes the level. Outdoor space includes a large concrete patio below and floating rear deck off the living room. Mechanical features include a high-efficiency multi-zone furnace with humidifier, separate heating zones for each floor, Ecobee smart thermostats, HRV, in-floor heating, 75-gallon hot water tank, and central AC rough-in. Rough-ins include radon mitigation, EV charging, and solar panels. A 200-amp electrical panel is in the garage, with sump pump. The home is backed by the 1-2-5-10 Progressive New Home Warranty Program. This home is steps from parks, greenspaces, schools, and Scotsman's Hill, with downtown within walking and biking distance. Inglewood is approximately 15-min bike ride away, while major roadways provide convenient access throughout Calgary. *VISIT MULTIMEDIA LINK FOR FULL DETAILS*