

224 18A Street NW  
Calgary, Alberta

MLS # A2268533



# \$1,899,000

<b>Division:</b>	West Hillhurst		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	2,756 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	5 full / 1 half
<b>Garage:</b>	Tandem, Triple Garage Detached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Walk-In Closet(s), Wet Bar

**Inclusions:** None.

Located on a quiet street in the inner-city community of West Hillhurst, this brand new 4+1 bedroom home, built by D & M Custom Homes, offers nearly 3700 sq ft of meticulously developed living space exhibiting top quality & exquisite attention to detail throughout. The open & airy main level presents wide-plank hardwood flooring, lofty ceilings & stylish light fixtures, showcasing the front dining area with ample space to host family & friends & kitchen that's beautifully finished with quartz counter tops, large waterfall island/eating bar, plenty of storage space & high-end appliance package. The living room is adjacent to kitchen & is anchored by an eye-catching floor to ceiling feature fireplace & built-ins. A mudroom & 2 piece powder room complete the main level. The second level hosts 3 spacious bedrooms, including one primary bedroom with walk-in closet & posh 6 piece ensuite with dual sinks, relaxing freestanding soaker tub & rejuvenating steam shower. The additional 2 bedrooms each have plenty of closet space & private 3 piece ensuite. A laundry room with sink & storage is conveniently situated in the hallway. The third level boasts a large bonus room with access to a rooftop patio. A second primary retreat on the third level is a true private oasis, boasting a large bedroom with huge walk-in closet & opulent 5 piece ensuite featuring a gorgeous vanity with dual sinks, relaxing freestanding soaker tub & oversized glass shower. Basement development includes a spacious family/media room with wetbar, home gym, fifth bedroom & 4 piece bath. Outside, enjoy the back yard with deck & access to the triple detached garage that's roughed-in for heat. This stunning home is located just blocks to scenic Bow River pathways & West Hillhurst Community Association & is close to trendy Kensington, Riley Park, schools, SAIT, U of C, shopping & walking distance to the

downtown core.