



## 4003 – 18<sup>th</sup> Street SW

2,383 Sq/ft + 1,120 Sq/ft (lower)

The professionally designed interior is the star of the show in this stunning home the heart of Altadore. It boasts over 3,500 sq/ft of living space and features a very contemporary open concept main level featuring a living room, dining room, kitchen, powder room and mud room. The luxurious kitchen includes Viking, Jenn-Air, and Bosch appliances, custom cabinetry, and a granite island spanning almost 16' in length. Continuing the modern look upstairs, you will find the spa-inspired 6 piece master ensuite, with a large steam shower, soaker tub, heated limestone floors and his and her floating vanities. The 9' lower level features multiple zone heated floors, a wet bar, wine cellar, rec room, gym, bedroom and bathroom. In total; this home has a total of 4 bedrooms, 3.5 bathrooms and 3 fireplaces. The quality, attention to detail and cutting edge ideas in this masterpiece, are simply brilliant.

- Luxury living located in the highly sought after neighborhood of Altadore
- 4 bedrooms (3 bedrooms on upper level, 1 bedroom lower) and 3.5 bathrooms
- Clean, simple, organic the colors and lines throughout this professionally designed open concept.
- The gorgeous kitchen boasts a 15'8" island, custom cabinets, and top of the line appliances like; Jenn-Air, Viking, and Bosch.
- The Master bedroom a fireplace, a huge walk-in closet, 6 piece ensuite with in-floor electric heated Limestone tile, and a luxurious steam shower.
- Beautiful trough sink in the Jack and Jill bathroom.
- Hardwood, tile, carpet and polished concrete decorate the floors in style.
- Floating vanities throughout featuring Kohler faucets.
- Granite countertops enhance the kitchen, bathrooms and laundry.
- The lower level features: In-floor/multiple zone radiant heating, 9' ceilings, wet bar, wine cellar, rec room, gym, bedroom and full bathroom.
- Audio , central vacuum, air conditioning and security rough-ins
- Beautiful West facing back yard, close to schools, parks, Marda Loop.
- 3 Fireplaces (one on each level)
- Maintenance free concrete deck with glass rail.
- Double car garage.

\$1,399,000



<b>Listing Information</b>	<b>4003-18th Street SW</b>
Property Type	Single Family
Property Style	2 Storey
Address	4003-18th Street SW
City	Calgary
Status	15% complete
Bedrooms	4
Full Bthrooms	3
Half Bathrooms	1
Neighborhood	Altadore
MLS Number	C3496299
Listing Date	Oct 11 2011
Listing Price	\$2,999,000.00
Annual City Taxes	\$1,813.00
Tax Year	2011
<b>General Information</b>	
Total Developed Space	3,518 sq/ft
Finished Levels	3
Main Level Sq/ft	1,148
Upper Level Sq/ft	1,208
Lower Level Sq/ft	1,162
Above Grade Sq/ft	2,356
Lot Size	4,125 Sq/ft
Frontage	33'
Depth	125'
Lot Shape	Rectangle
Front Exposure	North
Year Built	2012
<b>Additional Information</b>	
Heating Type	Forced Air
Heating Fuel	Natural Gas
Efficiency Rating	98%
Construction	Wood Frame
Foundation	Concrete w/ Watch Dog
Basement Development	Full
Roof Type	Asphalt
Fireplaces	3
Gas/Wood Fireplaces	3/0
Total Parking	2
Title to Land	Freehold
Legal Description - LOT	28
Legal Plan	1013966
Garage	Double Detached
Warranty	5 Year* & ABNHW
Exterior	Wood, Rock and Stucco
Flooring	Hardwood, Tile, Carpet, Polished Concrete



<b>Other Information</b>	
Possession Notes	Summer of 2012
Closest Elementary School	Altadore School
Closest Junior High School	Mount Royal Junior High
Closest Senior High School	Central Memorial High School
Restrictions	None Known
Site Influences:	River walk, Parks, Community Ctr, Private, Schools, Landscaped, Fenced, Lane, Flat, Playgrounds, West Back Yard
Features:	9' and 10' Ceilings, Concrete Deck, Fireplace (3), Vaulted Ceilings, Steam Shower, Audio RI, Skylights, Central Vacuum RI, Wet Bar, Wine Storage, Gym, Air Conditioning RI, Alarm RI, Spray Foam, Watch Dog Membrane, Concrete Porch
Goods Included:	Refrigerator, Gas Range Oven, Hood Fan, Double Wall Oven, Dishwasher-Built-In (2), Garburator, Microwave Built-In, Washer, Dryer, Bar Fridge
Other:	

<b>Room Information</b>	<b>Dimensions</b>
Type:	
Master Bedroom:	17'1" x 13'1"
Bedroom 2:	15'1" x 11'1"
Bedroom 3:	11' x 13'5"
Bedroom 4:	13'8" x 12'1"
Rec Room:	15'9" x 17'4"
Living Room:	17'1" x 16'1"
Dining room:	15'4" x 13'5"
Kitchen:	14'4" x 13'4"
Gym:	12'1" x 11'9"

<b>Bathroom Information</b>	
2-Piece Bath:	1
3-Piece Bath	0
4-Piece Bath:	2
5-Piece Bath	0
6-pc Ensuite Bath:	1

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