



**CORY PELCHAT**  
REALTOR®  
GRASSROOTS REALTY GROUP LTD.

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**4318 4A Street SW**  
**Calgary, Alberta**

**MLS # A2174334**



**\$3,449,900**

<b>Division:</b>	Elboya		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,690 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Insulated, Oversized, Triple Garage Detached		
<b>Lot Size:</b>	0.01 Acre		
<b>Lot Feat:</b>	Back Lane, Backs on to Park/Green Space		

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

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

**Inclusions:** Second fridge in the pantry. Beverage centre in the basement bar

This BRAND NEW luxurious designer home is phenomenally located on a QUIET STREET BACKING ONTO STANLEY PARK, MERE STEPS TO THE RIVER. Slated for completion by January 2025 by prominent inner-city builder CNJ Developments known for their QUALITY CRAFTSMANSHIP and attention to detail. This sensational 4+2 BEDROOM home is an upscale retreat with TRIPLE PANE WINDOWS, HARDWOOD FLOORING, MODERN LIGHTING FIXTURES, DESIGNER DETAILS and an abundance of NATURAL LIGHT. Culinary adventures are inspired in the stunning chef's kitchen featuring HIGH-END STAINLESS STEEL APPLIANCES, an OVERSIZED CENTRE ISLAND and a huge BUTLER'S PANTRY making hosting a breeze. Relaxation is invited in the adjacent living room in front of the custom fireplace. A large dining room is perfect for family meals and entertaining with patio sliders to the expansive back deck encouraging seamless indoor/outdoor living. A den and flex room at the front of the home provides a ton of versatility to suit your lifestyle for work, study and play. The primary bedroom on the upper level is an opulent owner's sanctuary with a PRIVATE BALCONY enticing peaceful morning coffees, a MASSIVE WALK-IN CLOSET and a LAVISH ENSUITE with dual vanities and a deep soaker tub. 3 ADDITIONAL BEDROOMS on this level are spacious and bright ALL WITH WALK-IN CLOSETS and 1 has its own private 4-piece ensuite making it perfect for teenagers, extended family members or guests. The other 2 bedrooms get exclusive use of the 5-PIECE MAIN BATHROOM, no more fighting over the sink! Laundry is also located on this bedroom level for ultimate convenience. Completed in the same high style as the rest of the home, the FINISHED BASEMENT is an entertainer's

dream! Come together over a friendly game in the rec room or gather in the family room over an engaging movie then grab a snack or refill your drink at the WET BAR. Also on this level is a fantastic GYM, 2 ADDITIONAL BEDROOMS and another stylish bathroom. The serene yard will have you unwinding or hosting casual barbeques on the large deck privately nestled behind the INSULATED TRIPLE DETACHED GARAGE. This stunning new home has everything on your wish list plus an UNBEATABLE LOCATION within walking distance to GREAT SCHOOLS and several wonderful parks, green spaces and playgrounds within this active, diverse and vibrant community. Families and outdoor enthusiasts will love backing onto STANLEY PARK to easily enjoy the extensive pathway system, sports fields, tennis courts, picnic areas, toboggan hill, outdoor swimming pool, ice skating rink and many other activities at the Elbow River. This unsurpassable community also has easy access to numerous local amenities and a quick commute downtown. Please note that the area size was calculated by applying the RMS to the blueprints provided by the builder.