

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

**MLS # A2190723**



**\$3,449,900**

|                  |   |               |                  |
|------------------|---|---------------|------------------|
| <b>Division:</b> | Elboya  |               |                  |
| <b>Type:</b>     | Residential/House   |               |                  |
| <b>Style:</b>    | 2 Storey  |               |                  |
| <b>Size:</b>     | 3,808 sq.ft.  | <b>Age:</b>   | 2025 (0 yrs old) |
| <b>Beds:</b>     | 6   | <b>Baths:</b> | 4 full / 1 half  |
| <b>Garage:</b>   | In Garage Electric Vehicle Charging Station(s), Insulated, Oversized, RV Access |               |                  |
| <b>Lot Size:</b> | 0.14 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>     | Hardwood, Tile, Vinyl Plank   | <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> | -    |
| <b>Features:</b>   | Beamed Ceilings, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Stone Counters, Storage, Walk-In Closet(s), Wired for Sound |                   |      |
| <b>Inclusions:</b> | Second dishwasher and beverage fridge in the basement bar, boiler system, 2-AC units  |                   |      |

This BRAND NEW luxurious home is phenomenally located on a QUIET STREET BACKING ONTO STANLEY PARK on an OVERSIZED 50' X 120' LOT. Built by CNJ Developments, a distinguished inner-city builder that prioritizes quality behind the walls as much as the finished product. This sensational 4+2 BEDROOM home has too many UPSCALE UPGRADES to list them all! HERRINGBONE INLAY HARDWOOD FLOORS in the foyer create a lasting first impression. Culinary adventures are inspired in the stunning chef's kitchen featuring an OVERSIZED ISLAND, PANELLED SIDE BY SIDE SUB ZERO FRIDGE & FREEZER, WOLF APPLIANCES INCLUDING A 6 BURNER GAS COOKTOP & a huge BUTLER'S PANTRY with a 2nd dishwasher, a 2nd sink and loads of extra storage. Relaxation is invited in the adjacent living room in front of the oversized GAS FIREPLACE with a stone surround (ready for a picture frame TV) flanked by built-ins and floating shelving. Encased in windows, the dining room is a beautiful backdrop to your meals. Patio sliders to the expansive back deck encourage seamless indoor/outdoor living. A PRIVATELY TUCKED AWAY DEN with a built-in desk and cabinets provides a quiet workspace. Seasonal items are easily stored in enclosed lockers and a storage closet in the mud room. Ascend the ELEGANT STAIRCASE with stylish railing detail to the upper level. The primary bedroom is an OPULENT OWNER'S SANCTUARY with grand CATHEDRAL WOOD BEAMED CEILINGS, A PRIVATE BALCONY OVERLOOKING STANLEY PARK, MASSIVE WALK-IN CLOSET and a LAVISH ENSUITE boasting a COMFORT HEIGHT VANITY, A FREESTANDING TUB, AN OVERSIZED CURBLESS STEAM SHOWER and electric IN-FLOOR HEATING. 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. 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 with loads of space for movies and games in the rec and family rooms. Then refill drinks and snacks at the WET BAR. LVP flooring is ideal for any active family. Also on this level is a fantastic GYM WITH GLASS WALLS, 2 ADDITIONAL BEDROOMS and another beautiful bathroom. Fully fenced the backyard will be your favourite warm weather destination with a gas fireplace and landscaping to be completed in the spring. Parking will never be an issue thanks to the INSULATED TRIPLE CAR GARAGE with an EV CHARGER, rough ins for a gas heater and oversized doors plus additional space for RV parking. 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. Backing onto Stanley Park lets you easily enjoy the extensive pathway system, sports fields, tennis courts, picnic areas, toboggan hill, outdoor swimming pool, ice skating rink & many other activities at the Elbow River.