

\$3,399,900 - 4318 4a Street Sw, Calgary

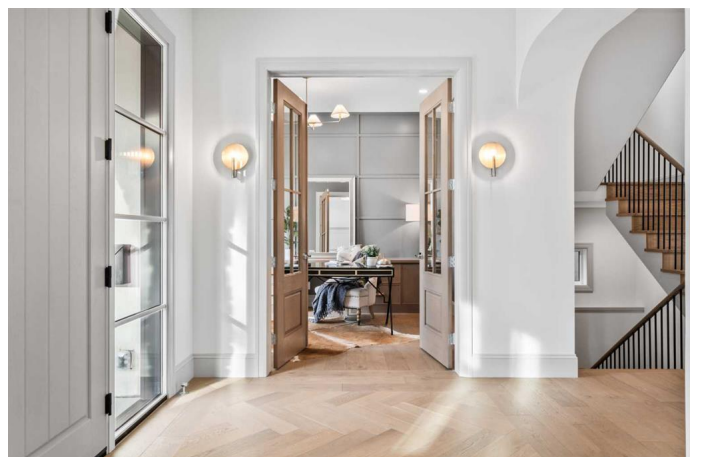
MLS® #A2190723

\$3,399,900

6 Bedroom, 5.00 Bathroom, 3,808 sqft
Residential on 0.14 Acres

Elboya, Calgary, Alberta

This BRAND NEW luxurious home is phenomenally located on a QUIET STREET BACKING ONTO STANLEY PARK on an OVERSIZED 50â€™ X 120â€™ 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.

Built in 2025

Essential Information

MLS® #	A2190723
Price	\$3,399,900
Bedrooms	6
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,808
Acres	0.14
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	4318 4a Street Sw
Subdivision	Elboya
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 1Z9

Amenities

Parking Spaces	3
Parking	Insulated, Oversized, RV Access/Parking, In Garage Electric Vehicle Charging Station(s), Triple Garage Detached
# of Garages	3

Interior

Interior Features	Breakfast Bar, Built-in Features, 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, Beamed Ceilings, Chandelier
Appliances	Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Wine Refrigerator
Heating	Boiler, In Floor, Forced Air, Electric, Radiant
Cooling	Central Air
Fireplace	Yes

# of Fireplaces	2
Fireplaces	Gas, Living Room, Outside
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Stone, Wood Frame, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	January 31st, 2025
Days on Market	41
Zoning	R-CG

Listing Details

Listing Office	eXp Realty
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