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

MLS® #A2190723

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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 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 fover 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.

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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