



**GRASSROOTS**  
REALTY GROUP

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412 40 Avenue SW  
Calgary, Alberta

MLS # A2213706



**\$3,290,000**

Division:	Elbow Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,156 sq.ft.	Age:	2025 (0 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Cul-De-Sac, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Stone, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar		

Inclusions: N/A

Seize this rare pre-sale opportunity to own a 4,500 sq ft architectural gem in Calgary's prestigious Elbow Park, perfectly positioned facing the serene park and Elbow River. Featuring stunning design elements by Maxime Chin Interiors, this 5-bedroom, 4.5-bathroom residence, set for completion in July 2025, redefines luxury living with unparalleled craftsmanship and thoughtful design. Step into a grand foyer with soaring 20 ft ceilings, setting the tone for the 10 ft ceilings throughout the main floor. The state-of-the-art kitchen is a culinary dream, showcasing custom white oak cabinetry, quartzite countertops, premium Wolf and Miele appliances, a striking hammered metal range hood, dual sinks, dual dishwashers, a pot filler, and a spacious pantry. Unique ceiling details add sophistication, while the adjacent mudroom connects seamlessly to the rare front-facing double attached garage. The great room exudes elegance with custom coffered ceilings, built-in cabinetry, and a sleek gas fireplace, perfect for both intimate evenings and grand gatherings. Upstairs, discover three generous ensuite bedrooms, including a luxurious primary suite, plus two versatile bonus areas ideal for a home office or lounge. The fully finished basement, with 10 ft ceilings and radiant heated flooring, features a sprawling rec room, wet bar, winery, expansive gym, two additional bedrooms (one with a 5.1 surround sound system for a potential theatre room), and triple-pane Lux windows for natural light. Designed for comfort and security, this home includes two furnaces, two AC units, a heated driveway, security cameras, a full security system, and ceiling speakers throughout. Nestled in one of Calgary's most coveted neighborhoods, this property offers unmatched proximity to parks, river pathways, top schools, and downtown. Don't miss this exclusive chance to own your dream

home.