



**GRASSROOTS**  
REALTY GROUP

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**4515 4A Street SW**  
**Calgary, Alberta**

**MLS # A2221055**



**\$3,390,000**

<b>Division:</b>	Elboya		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,940 sq.ft.	<b>Age:</b>	2024 (1 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4 full / 2 half
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Faces Rear, Heated Garage, Ins		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, City Lot, Front Yard, Private		

<b>Heating:</b>	Central, High Efficiency, Natural Gas	<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>	Brick, Cement Fiber Board, Concrete, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Built-in Features, Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Sauna, Skylight(s), Soaking Tub, Steam Room, Storage, Sump Pump(s), Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Data		
<b>Inclusions:</b>	None		

Welcome to 4515 4A Street SW located in the highly desirable community of Elboya, situated on a quiet street just steps away from Stanley Park & the Elbow River. This executive home is the latest creation of Ocean Home Construction Inc. A one of a kind masterpiece that boasts over 5700 sqft of developed living space. The main floor consists of a Living Room, Dining Room, Kitchen, Breakfast Nook, Office, Powder Room, Mudroom/Laundry Room & Utility. With soaring 10' ceilings, engineered hardwood, Italian 24x24 tiles, Bentley 48" gas fireplace, quartz counter-tops & a \$80,000 appliance package, the main floor is jaw dropping. The kitchen is a Chef's dream with a 48" Fulgor Milano gas range, two Miele dishwashers, a Scotsman craft ice maker, Miele 60" fridge/freezer combo, and a Miele 24" full height Wine Cooler all wrapped in beautiful black and walnut cabinetry. Upstairs you will find 3 bedrooms each with their own en-suites, a 2nd laundry room, & a private office off the Primary. The Primary en-suite is a show stopper, with heated floors, quartz counter-tops, Spanish tiles, Kohler fixtures & a wet room with dual rain showers & soaker tub. The walk-in closet is a dream with walnut cabinetry, make-up table & quartz island. The magic continues with a fully developed basement with radiant in-floor heating that consists of a custom wine room with glass doors & walnut shelves, a wet-bar with its own ice maker & dishwasher, a large entertainment room wired for 9.1 sound, a gym, two more bedrooms, a large storage room, and another full bath with steam shower, and a custom built sauna with lighting. Outside you will find a large private deck with composite flooring, gas for BBQ & a linear outdoor fireplace. The oversized double attached garage has been fully finished, painted, & heated. Builder is currently adding

additional landscaping to front and back of home as well as stairs from the deck to the backyard. FEATURES INCLUDE: ENGINEERED HARDWOOD THROUGHOUT, ITALIAN & SPANISH TILES, QUARTZ COUNTER-TOPS, MIELE APPLIANCES, TWO FIREPLACES, 10' CEILINGS, WINE ROOM, WET-BAR, STEAM ROOM, SAUNA, GYM, TWO LAUNDRIES, TWO OFFICES, COMPOSITE DECK WITH GAS & FIREPLACE, HEATED ATTACHED OVERSIZED DOUBLE GARAGE, PROGRESSIVE 10 YEAR NEW HOME WARRANTY