



**GRASSROOTS**  
REALTY GROUP

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**3805 7A Street SW**  
**Calgary, Alberta**

**MLS # A2231899**



**\$2,580,000**

<b>Division:</b>	Elbow Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,878 sq.ft.	<b>Age:</b>	2002 (23 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Rectangular Lot, See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Concrete, Hardwood, Marble	<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>	Bookcases, Breakfast Bar, Built-in Features, Double Vanity, Kitchen Island, Pantry, Soaking Tub, Walk-In Closet(s), Wet Bar		

**Inclusions:** All TV's, Additional Dishwasher, Humidifiers, 2 Bar Fridges in Basement

Superb layout and location for this elegant two story executive family home, offered at \$665 per square foot for this quality built and exceptionally well maintained property. This Air Conditioned home offers a fantastic layout for family life + entertaining with spacious principal rooms, high ceilings, loads of natural light + gorgeous hardwood flooring. Over 3800 square feet on the top two floors plus a totally developed lower level in an amazing location just down the street from the Elbow Park community center + tennis courts + a block from popular Elbow Park school. The main floor spaces include a spacious main floor office, comfortable living room + formal dining room + a fantastic great room set up at the entire back of the house with a huge family room open to the chefs kitchen with with professional-grade appliances all in mint condition, huge island, Shelf Genie organizers, casual dining area + highly functional butler pantry. An efficient mudroom at the rear entrance leads to the backyard + garage. Upstairs are four large bedrooms. Two share a Jack-and-Jill bathroom. The expansive primary bedroom includes a private balcony, sitting area, fireplace, large dressing rooms + a luxurious ensuite with a large dual vanity, whirlpool tub + newer steam shower. The lower level offers a large games room with polished concrete flooring, a self contained media room, an additional bedroom + bathroom + substantial storage room. The exquisitely landscaped lot with west facing backyard includes a large deck + a double detached garage with refinished flooring, security bars, built-in organizers, and a heater. Recent updates include refinished main floor hardwood, a freshly painted exterior, a newer roof, upper-floor air conditioning, a security system, a tankless water heater + a reverse osmosis system. This quality built home is a must see!

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