



GRASSROOTS
REALTY GROUP

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3630 7 Street SW
Calgary, Alberta

MLS # A2261012



\$1,798,000

Division:	Elbow Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,380 sq.ft.	Age:	1976 (49 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, High Ceilings, Kitchen Island, Open Floorplan, Vaulted Ceiling(s)		

Inclusions: Lower fridge, Lower freezer, alarm system, sprinkler system

OPEN HOUSE SATURDAY OCT 18th 1-3pm. This modern-architectural family home offers an unbeatable location in the heart of West Elbow Park on a quiet street. The community centre is at the end of the block with tennis, basketball, skating, playfield and an off-leash area. Just over a block to Elbow Park School with other top schools close by. Also a quick walk to The Glencoe Club and the river pathway system for walking and biking. Large 50' x 125' (6243 sq ft) lot. Architect Robert Miller designed this significant home which incorporates site-specific design to capture maximum natural light and provide exciting spatial volumes. Very much a "Dwell Magazine" vibe. Over 3600 square feet total development with 4 bedrooms and 3.5 baths. Expansive main floor plan with living room and dining room at the front to host family and friends while enjoying the wood burning fireplace, wet-bar and dramatically vaulted ceilings. Open plan across the rear overlooking the yard. Newer high-end kitchen with great workspace, storage and top appliances (Subzero, Wolf and Miele) adjacent to a casual dining space. Large family room with vaulted ceilings, wood burning fireplace and built ins. Real site-finished hardwood floors run throughout. A mudroom, laundry room and 2-piece powder room complete the main level. The bright upper floor holds 3 bedrooms including a large primary suite with closet wall and renovated 3-piece ensuite with shower. 2 additional bedrooms with vaulted ceilings and a renovated house bath with soaking tub. Superior lower level a result of the newer vintage of the home. Great windows and nice ceiling height throughout the recreation room with fireplace, large 4th bedroom, renovated bath and extensive storage. Access out from the kitchen and family room to a full width deck and fenced yard with large

grassed playspace. Oversized double garage off the paved alley. A rare opportunity!